REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, June 29, 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 – June 29, 2026

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held June 29, 2026.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – June 15, 2026

That Council adopt the minutes of the Regular Council meeting held June 15, 2026.

2. Public Hearing Meeting – June 15, 2026

That Council adopt the minutes of the Public Hearing meeting held June 15, 2026.

C. DELEGATIONS

1. Daniel Collins and Stephen Potyondi
Inclusive Housing Coalition
File 0550-07

Request by Daniel Collins and Stephen Potyondi to appear before Council to discuss an Inclusive Housing Strategy.

C. DELEGATIONS

2. Kulvinder Bains
File 0550-07

Request by Kulvinder Bains to appear before Council to discuss removing or altering the wording of a no build covenant on PID 030-280-926.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2025 Annual Report and 2025 Statement of Financial Information
Report 26-77
File FIN 1835-01

That Council approve the 2025 Annual Report including the 2025 Audited Financial Statements upon receiving and considering submissions and questions from the public.

That Council approve the 2025 Statement of Financial Information (SOFI).

2. Accessibility Plan
Report 26-79
File CPP LSP00018

That Council endorse the Accessibility Plan provided as Attachment A to this report.

That Council authorize any unused 2026 budget for the Social Sustainability Strategy (Work Breakdown: LRPSP-05) be carried forward to 2027 to assist with implementation of the Accessibility Plan.

3. On-Street Truck Parking Pilot Program Update
Report 26-81
File ENG 5480-01

That Council endorse continuing Phase 1 of the on-street truck parking pilot program in Gloucester Industrial Estates, and direct staff to include $6,000 for installation of waste receptacles and $20,400 for ongoing operational costs for disposal and cleaning for Phase 1 in the 2027 - 2031 Financial Plan for Council’s consideration.

That Council endorse deferring Phase 2 of the on-street truck parking pilot program in Gloucester Industrial Estates until such a time as the parking utilization of Phase 1 has increased substantially.

E. REPORTS TO COUNCIL

That Council endorse implementing Phase 3 of the on-street truck parking pilot program in Northwest Langley at an estimated initial cost of $26,000 and ongoing operational costs of $20,400 for disposal and cleaning, and direct staff to include costs in the 2027 – 2031 Financial Plan for Council consideration.

4. Highway 13 Potential Pedestrian Improvements
Report 26-80
File ENG 5260-26-030

That Council direct staff to provide a copy of this report to the Ministry of Transportation and Transit for their consideration of the conceptual pedestrian improvement plan for Highway 13 in Aldergrove.

That Council direct staff to include a funding request of $190,000 for the detailed design of pedestrian improvements along Highway 13 from 28 Avenue to the 3200 block in the 2027 – 2031 Financial Plan for the consideration of Council.

5. Development Permit Application No. 101497
(Randhawa / 27251 – 30 Avenue)
Report 26-76
File CD 13-20-0160

That Council authorize issuance of Development Permit No. 101497 to Sohail and Zeshan Randhawa for property located at 27251 – 30 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. Section 111.5 – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m^2 (753.4 ft^2) to 30.3 m^2 (326.1 ft^2) as indicated in Schedule “A”.
e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
f. All refuse areas to be located within buildings and/or in enclosures and screened.

E. REPORTS TO COUNCIL

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. 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.
b. Registration of a restrictive covenant requiring Unit 3 to be provided as adaptable housing.
c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. On-site landscaping to be secured by letter of credit at building permit stage.
f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100301 and Development Permit No. 101462 (HBG Projects (Blanco) Ltd. / 7290 and 7320 – 208 Street)
Bylaw No. 6191
Bylaw No. 6192
Report 26-83
File CD 08-24-0097

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6192 rezoning 1.42 ha (3.50 ac) of land located at 7290 and 7320 – 208 Street to Comprehensive Development Zone CD-217 and CD-218 subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing (as required by the Smith Neighbourhood Plan).
2. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in

F. BYLAWS FOR FIRST AND SECOND READING

accordance with the Township's Subdivision and Development Servicing Bylaw.

3. Provision of road dedications, widenings and necessary traffic improvements (including any necessary statutory right-of-ways) including 208 and 208A Street and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age-Friendly Amenity Area requirements.
6. 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).
7. Registration of restrictive covenants acceptable to the Township:
   a. prohibiting parking on internal strata townhouse roadways (other than clearly identified parking spaces)
   b. identifying a minimum of 5% of townhouse units and 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
   c. identifying the location of 243 m^2 (2,622 ft^2) ground floor commercial (daycare) use in accordance with the Smith Neighbourhood Plan.
8. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Compliance with Langley Airport Zoning Regulations.
10. Finalization of landscape plans.
11. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
12. As per the applicant's proposal in support of the proposed Neighbourhood Plan amendment and rezoning application, provision of $3,731,832 as a voluntary amenity contribution.
13. Compliance with Official Community Plan policy 3.1.9 (Family-Friendly Units) if applicable.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and

F. BYLAWS FOR FIRST AND SECOND READING

Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6192 authorize issuance of Development Permit No. 101462 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 compliance with Schedule “A” and the Township’s Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located within buildings and / or in enclosures and screened.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6191 and 6192 in conjunction with the hearing for the proposed Development Permit No. 101462.

Explanation – Bylaw No. 6191

Bylaw No. 6191 amends the Smith Neighbourhood Plan to increase the allowable density of the Low Density Apartment designation on a site-specific basis up to 2.76 FSR for a portion of 7320 and 7290 – 208 Street. Consistent with Council’s March 23, 2026 amendment to Bylaw No. 6198 (directly north of the subject site, ToL Project No. 08-24-0098), Bylaw No. 6191 proposes a text amendment to the Smith NP for lands in 7A and 7B catchment areas, south of 76 Avenue and east of 208 Street to waive Section 11.2.1 (securing a joint elementary school and neighborhood park site).

F. BYLAWS FOR FIRST AND SECOND READING

Explanation – Bylaw No. 6192

Bylaw No. 6192 rezones land located in the 7290 and 7320 – 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 development.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. **Highway Closure and Dedication Removal (Township of Langley)**
   Report C26-13
   Bylaw No. 6132
   Bylaw No. 6133
   File CA PM003304

   That Council give first, second and third reading to "Highway Closing and Dedication Removal (Township of Langley – 209A St.) Bylaw No. 6132"; and

   "Highway Closing and Dedication Removal (Township of Langley – Lot 32) Bylaw No. 6133".

   Explanation – Bylaw No. 6132

   Bylaw No. 6132 authorizes the closure and highway dedication removal from the north portion of 209A Street in the 7400 Block.

   Explanation – Bylaw No. 6133

   Bylaw No. 6133 authorizes the closure and highway dedication removal from a portion of 7475 – 209A Street (Lot 32).

   Clerk's Note: No report is included with the Regular agenda package as this was dealt with as a property matter on June 15, 2026.

2. **Highway Closure and Dedication Removal (Township of Langley)**
   Report C26-15
   Bylaw No. 6220
   File CA PM002131

   That Council give first, second and third reading to "Highway Closing and Dedication Removal (Township of Langley – Horne Pit) Bylaw No. 6220".

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 6220

Bylaw No. 6220 authorizes the closure and highway dedication removal from a 1.58 hectare portion of 26 Avenue between 196 Street and 200 Street.

Clerk's Note: No report is included with the Regular agenda package as this was dealt with as a property matter on June 15, 2026.

3. Small-Scale Multi-Unit Housing (SSMUH) in Residential Compact Lot Zone R-CL(SD)
Bylaw No. 6233
Report 26-75
File CPP LRP00026

That Council give first, second, and third reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SSMUH in R-CL(SD) Zone) Bylaw No. 6233".

Explanation – Bylaw No. 6233

Bylaw No. 6233 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to allow three or four units on lots zoned R-CL(SD) in response to changes to the *Local Government Act* that expand the definition of Restricted Zones per Bill 25.

Clerk's Note: Final reading to be considered under the "Bylaws for Final Reading" section of the agenda.

4. Metro West Inter-Municipal Business Licence Bylaw and Metro West Inter-Municipal Business Licence Agreement Bylaw
Bylaw No. 6236
Bylaw No. 6237
Report 26-82
File PLI 3900-25

That Council give first, second and third reading to the "Inter-Municipal Business Licence (Metro West) Bylaw No. 6236" and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations".

That Council give first, second and third reading to "Inter-Municipal Business Licence Agreement Bylaw No. 6237".

Explanation – Bylaw No. 6236

Bylaw No. 6236 is a bylaw enabling the Township of Langley to participate in an Inter-Municipal Business Licence scheme pursuant to Section 14 of the Community Charter.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 6237

Bylaw No. 6237 is a bylaw to enter into an agreement among the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (the "Participating Municipalities") regarding an Inter-municipal Business Licence Scheme.

5. 2027 Permissive Tax Exemptions
Bylaw No. 6245
Report 26-78
File FIN 1970-04

That Council give first, second and third reading to “Permissive Tax Exemption Bylaw No. 6058 Amendment Bylaw No 6245”.

Explanation – Bylaw No. 6245

Bylaw No. 6245 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

H. BYLAWS FOR THIRD READING

Item H.1 was deferred at the April 13, 2026 Regular Council Meeting.

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

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

Explanation – Bylaw No. 5899

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

I. BYLAWS FOR FINAL ADOPTION

1. Small-Scale Multi-Unit Housing (SSMUH) in Residential Compact Lot Zone R-CL(SD)
Bylaw No. 6233
Report 26-75
File CPP LRP00026

That Council give final ready to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SSMUH in R-CL(SD) Zone) Bylaw No. 6233".

Explanation – Bylaw No. 6233

Bylaw No. 6233 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to allow three or four units on lots zoned R-CL(SD) in response to changes to the *Local Government Act* that expand the definition of Restricted Zones per Bill 25.

Clerk's Note: First, second and third readings of the bylaw were given earlier in the meeting and as this bylaw must be passed by June 30, 2026 to comply with new provincial requirements, staff are requesting final reading be given in the same meeting.

2. Council Procedure Bylaw Housekeeping Amendments
Bylaw No. 6234
Report 26-73
File LEG 3900-25

That Council give final reading to "Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6234".

Explanation – Bylaw No. 6234

Bylaw No. 6234 is a housekeeping amendment bylaw to:

1) Revise Section 4.02 to provide greater flexibility for Acting Mayor scheduling; and
2) Delete Section 11.08

3. Willoughby Community and Neighbourhood Plan Updates Fees and Charges Amendment Bylaw
Bylaw No. 6226
Report 26-55
File CPP LRP00027

That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6226".

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6226

Bylaw No. 6226 amends Fees and Charges Bylaw 2007 No. 4616, as amended, to replace "Schedule 14: Development Services" with a new "Schedule 14: Development Services".

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. **Walnut Grove Dog Off-Leash Park**
   Memorandum – Corporate Projects Division
   File 0810-30

2. **Temporary Training Structure – Aldergrove Minor Baseball**
   Memorandum – Public Works Division with Parks Operations Division
   File 0810-30

3. **2025 Water Quality Report**
   Memorandum – Engineering Division
   File 5600-05

4. **Neighbourhood Traffic Calming Policy Amendment**
   Memorandum – Engineering Division
   File 5460-04

5. **Murrayville Cemetery Cenotaph**
   Memorandum – Public Works Division
   File 4100-01

6. **Old Yale Dog Park Update – Small and Large Dog Areas**
   Memorandum – Public Works Division
   File 6130-20

7. **West Creek Farms Ltd.**
   Memorandum – Community Development Division
   File 11-26-0022

M. FOR INFORMATION

8. Seniors Advisory Committee
Minutes – May 20, 2026
File 0540-20

9. Heritage Advisory Committee
Minutes – June 3, 2026
File 0540-20

10. Eligible School Sites
File 0400-80

Letter from Brian Iseli, Secretary-Treasurer, SD #35, regarding eligible school sites in the Township of Langley.

In an effort to make the community aware, the following proclamations have been requested:

11. Pregnancy and Infant Loss Awareness Day and Month
File 0630-01

Email received from Kristin Pichoskie, Founder, Oak's Tree of Love, requesting that October 15, 2026 be proclaimed as Pregnancy and Infant Loss Awareness Day and October 2026 as Pregnancy and Infant Loss Awareness Month.

Clerk's Note: Policy No. 01-021 approved by Council, September 18, 2000: No vote or action to be taken on proclamation requests.

12. Lion and Sun Flag of Iran

Email received from Pejman Poshtareh requesting the Township of Langley display the Lion and Sun Flag of Iran in remembrance of those who lost their lives during the Dey (January) Month protests in Iran.

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

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

1. Equi Sport Program

WHEREAS access to sports equipment and recreational opportunities is important to the health and well-being of Township of Langley residents of all ages;

O. OTHER BUSINESS

WHEREAS Equip Sport has deployed a network of app-based, self-serve sports equipment stations in several BC municipalities including Surrey, Coquitlam and Vancouver, at no direct cost to those municipalities through a sponsor-funded model;

WHEREAS the Township of Langley has been approached by Equip Sport to explore the possibility of establishing a similar hub within the Township;
WHEREAS it is prudent for Council to receive a fulsome staff report before considering any formal commitment or agreement;

THEREFORE BE IT RESOLVED that staff be directed to explore the Equi Sport Program and report back to Council with an overview of the program model, potential station locations within the Township, funding and sponsorship considerations, a review of comparable municipal experiences, and any associated costs, risks, or policy implications for Council's consideration.

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

2. Report on Balcony Fires

Whereas fires on balconies are very dangerous in the aspect of quick spreading and lapping; and

Whereas many of these fires are involving BBQs with grease being present in many of these situations that can result in the overpowering of sprinklers; and

Whereas more and more people are storing materials on these balconies that can have the effect of being a heavier fire load that can quickly cause a fire to increase; and

Whereas this can also apply to fire containers that are becoming more and more popular:

Therefore be it resolved that Council request staff to report back to Council dealing with the many aspects and possible dangers of BBQs and fire containers on balconies and other similar building structures, with possible solutions and comparables, if applicable.

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

3. BMX Track Improvements in Brookswood

WHEREAS the Township of Langley has an established working relationship with the Langley BMX Association; and

O. OTHER BUSINESS

WHEREAS the Langley BMX Association has collaborated with the Township of Langley in the planning and design of the Yorkson Pump Track; and

WHEREAS the Langley BMX Association has identified potential improvements required at their existing track facility located in Brookswood;

NOW THEREFORE BE IT RESOLVED that Council direct staff to:

1. Meet with representatives of the Langley BMX Association to review the current condition of the Brookswood track facility and assess any upgrades or improvements that may be required;
2. Identify and evaluate potential options for addressing the facility's future needs; and
3. Report back to Council with a summary of findings, recommended options, and potential funding sources to support any identified improvements.

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 D.1	-	Section 90(2) (b) Intergovernmental Relations
Item E.1	-	Section 90(1) (k) Negotiations
Item E.2	-	Section 90(2) (b) Intergovernmental Relations
Item E.3	-	Section 90(1) (e) Properties
Item G.1	-	Section 90(1) (f) Law Enforcement
	-	Section 90(1) (m) Another Enactment
Item I.1	-	Section 90(1) (e) Properties
Item I.2	-	Section 90(1) (e) Properties

Q. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday June 15, 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. 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 – June 15, 2026

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held June 15, 2026.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – May 25, 2026

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the minutes of the Regular Council meeting held May 25, 2026.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – May 25, 2026

Moved by Councillor Pratt,
Seconded by Councillor Ferguson,
That Council adopt the minutes of the Public Hearing meeting held May 25, 2026.
CARRIED

C. DELEGATIONS

D. PRESENTATIONS

1. Central Fraser Valley Search and Rescue Society

V. Bauer, Central Fraser Valley Search and Rescue Society, provided a summary of the calls for service and overall tangible and intangible value provided to the Township of Langley. He thanked Council for the funding that was provided.

He explained the services offered, including a team of 30+ trained members available at all times, with a full range of provincial search and rescue resources. They work in coordination with police, fire, BCHS, the Coroner Service, and other governmental agencies. They are fully self-sufficient and are capable of handling multiple simultaneous events. They also assist in disaster warnings and evacuation services.

Calls for service over the past five years were presented, with 38 calls total for 2025. 12 of these were to RCMP, 10 for Fire, 2 for BCEHS, and 14 for Mutual Aid. The types and locations of these calls were shown, with seven calls coming from the Township of Langley for 2025.

The total annual reimbursements by the province for 2025 were $47,292.85 for 38 callouts.

The total annual funding received from the Township of Langley, the City of Langley, and the City of Abbotsford, was shown for the years 2021-2025.

Intangible offerings provided include response to catastrophic large-scale disasters such as flooding, trusted community presence at public events, and minimization of trauma to the public during emergency situations. They also provide safety demonstrations and outdoor education.

E. REPORTS TO COUNCIL

1. 2025 Audited Consolidated Financial Statements
Report 26-72
File FIN 1830-02

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council receive and accept the 2025 Audited Consolidated Financial Statements for inclusion in the Annual Report and Statement of Financial Information.
CARRIED

2. Smith Passive Park Concept Plan
Report 26-74
File CP 6125-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council endorse the concept plan, features, and intended use for Smith Passive Park as outlined in this report;

That Council refer the park improvements as described in this report to staff to refine and provide project budget envelopes for Council's consideration in the 2027 - 2031 Capital Budget process.
CARRIED

3. Fraser Highway and 268 Street
Intersection Improvements
Report 26-61
File ENG 5460-03

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to include $75,000 for the detailed design of a traffic signal at the intersection of Fraser Highway and 268 Street in the 2027 – 2031 Financial Plan for Council's consideration.
CARRIED

4. 16 Avenue Corridor and Intersection Study
Report 26-67
File ENG 5260-26

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council direct staff to include a capital request of $225,000 in the 2027 – 2031 Financial Plan for the detailed design of the short-term improvements on 16 Avenue, as outlined in this report for Council's consideration.

E. REPORTS TO COUNCIL

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the 16 Avenue Corridor and Intersection Study be deferred to the July 13, 2026 Regular Council Meeting.
CARRIED

Councillor Richter opposed

5. 2026 Firehouse Subs Public Safety Foundation of Canada Grant Application
Report 26-62
File ENG 1855-95

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council authorize an application to the Firehouse Subs Public Safety Foundation of Canada for $51,000 of funding towards the Township of Langley Fire Department Emergency Equipment project.
CARRIED

6. Flood Hazard Identification and Mapping Program Application
Report 26-71
File ENG 1855-35

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council authorize an application to the Flood Hazard Identification and Mapping Program for $340,000 of funding towards the Upper Nicomekl River Floodplain Mapping project.
CARRIED

7. Engineering and Public Works Capital Budget Transfers
Report 26-70
File ENG 1705-02

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the transfer of $3,409,807 in Roads Development Cost Charges and $469,943 in Capital Projects Reserve funds for required TransLink cost sharing and for two bridge rehabilitation projects from the following existing projects:

- Road Widening: Fraser Hwy 24300 block to 24600 block (RDS1356) $1,660,144 Roads DCC funds and $19,105 of Capital Projects Reserve funds.

E. REPORTS TO COUNCIL

- Road Widening: Fraser Hwy 24500 block to 25000 block (RDS1242) $1,595,868 Roads DCC funds and $16,120 of Capital Projects Reserve funds.
- Road Construction: 208A Street and 76 Avenue from 208 Street to 210 Street (RDS1393) $153,795 Roads DCC funds and $74,153 of Capital Projects Reserve funds.
- Bridge Rehabilitation: 20400 block 16 Avenue (RDS1379) $129,299 of Capital Projects Reserve funds.
- Annual Bridge Replacement Program (RDS1364) $84,778 of Capital Projects Reserve funds.
- Bridge Rehabilitation: 6700 block of 248 Street (RDS1414) $75,327 of Capital Projects Reserve funds.
- Mufford Overpass Rehabilitation (RDS1378) $35,758 of Capital Projects Reserve funds.
- Trails: Walnut Grove Trail Improvements (TRL1016) $15,250 of Capital Projects Reserve funds.
- Culvert Replacement: Matheson Creek 64 Avenue and 201 Street (STW1192) $13,096 of Capital Projects Reserve funds.
- Bridge Rehabilitation: 7500 block 232 Street (RDS1391) $7,057 of Capital Projects Reserve funds.

That Council approve the use of $3,522,000 of TransLink Funding to complete additional paving on the Major Road Network at no cost to the Township of Langley.
CARRIED

8. Capital Request - 80 Avenue Roadworks (North Side): 20100 Block to 20300 Block
Report 26-68
File ENG 1705-02

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council authorize $3,050,000 for construction of the north side of 80 Avenue from the 20100 block to the 20300 block, funded through the transfer of $2,255,681 of Roads Development Cost Charges and $22,785 of Capital Projects Reserve funds from project RDS1386 – Intersection Improvements: 216 Street and 96 Avenue, $206,534 of Capital Projects Reserve funds from project STW1206 – 204 Street Storm Sewer, and $565,000 from the Community Works Fund.

That Council direct staff to include a request for replacement funding for the construction of 216 Street and 96 Avenue Intersection Improvements project (RDS1386) to proceed as part of the 2027 - 2031 financial plan.
CARRIED

Councillor Richter opposed

E. REPORTS TO COUNCIL

9. Heritage Alteration Permit Application No. 101502 (Pro Edge Developments / 21528 Old Yale Road) Report 26-65
File CD 08-01-0112

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize issuance of Heritage Alteration Permit No. 101502 for the property located at 21528 Old Yale Road to facilitate construction of a small-scale multi-unit housing development consisting of two dwelling units, subject to the following conditions:

a. Building plans being in substantial compliance with Schedule “A” including demolition of existing single family home.
b. On-site landscape plans and tree management plans being in substantial compliance with Schedule “B” and in compliance with the Township’s Street Tree and Boulevard Planting Policy.
c. Section 301.5 (1)(a) Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback from the front lot line in Suburban Residential Zone SR-1 from 9.75 m (32.0 ft) to 6.6 m (21.7 ft), as shown in Schedule “A”.
d. Section 104.4(1) Siting Exceptions of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the siting exception for eaves from 0.6 m to 0.8 m, as shown on Schedule “A”.
e. Section 301.5 (1)(c) Siting of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum setback from the interior side lot line in Suburban Residential Zone SR-1 from 3.0 m (9.8 ft) to 1.9 m (6.2 ft), as shown on Schedule “A”.
f. Section 301.4 (1) Lot Coverage of Township of Langley Zoning Bylaw 1987 No. 2500 being varied from increase the lot coverage from 33% of the lot area to 36.3% in Suburban Residential Zone SR-1.

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

a. Issuance of a demolition permit for the existing single family home.
b. Completion of a Servicing Agreement with the Township to secure required road and utility upgrades and extensions, including Old Yale Road and the lane in accordance with the Township’s Subdivision and Development Servicing Bylaw.
c. Tree retention, replacement and protection in compliance with the Township’s Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection) being secured by letter of credit, including payment of associated administration fees.

E. REPORTS TO COUNCIL

d. Landscaping and boulevard treatment being secured by letter of credit at the building permit stage.
e. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
f. Payment of applicable administration fees, Murrayville Pedestrian Overpass fee and Heritage Alteration Permit fees.
g. Payment of applicable Development Cost Charges and building permit administration fees.
h. Installation of an on-site infiltration system in accordance with the Subdivision and Development Servicing Bylaw.
i. Registration of a statutory right-of-way over the 3.0 m x 3.0 m corner cut at the intersection of the two lanes.
j. Registration of a restrictive covenant, pursuant to Section 219 of the *Land Title Act*, to require individual on-site infiltration systems.
k. Registration of rights-of-ways / easements / restrictive covenants as required resulting from design review.

CARRIED

10. Agricultural Land Commission Application No. 100478
(Wall / 22311 No. 10 Highway)
Report 26-66
File CD 11-19-0041

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council consider the non-farm use application and refer the non-farm use application to permit a private family mausoleum at 22311 No. 10 Highway to the Agricultural Land Commission for consideration based on agricultural merits.
CARRIED

Councillor Whitmarsh opposed

11. Development Variance Permit Application No. 100181 and
Development Permit Application No. 101521
(S & R Sawmills Ltd. / 19791 - 101 Avenue)
Report 26-64
File CD 09-03-0136

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize Development Variance Permit No. 100181 for the property located at 19791 – 101 Avenue subject to the following:

a. Section 705.7 – Height of Buildings and Structures Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum height requirement of Limited Industrial Zone M-5 from 12.0 m (39.4 ft) to 13.44 m (44.1 ft) for the portion of the site as indicated in Schedule “A”.

E. REPORTS TO COUNCIL

That Council authorize issuance of Development Permit No. 101521 for property located at 19791 – 101 Avenue subject to the following:

a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
b. Streamside Protection and Enhancement Development Permit Areas (SPEAs), blackberry management area and no storage areas as shown on Schedules “A” and “B” to the acceptance of the Township.
c. Security for and completion of foreshore management works as shown on Schedule “B” and as described in Streamside Protection and Enhancement Development Permit Application prepared by Pacific Land Group January 26, 2026.
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 SPEAs.

CARRIED

Councillor Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100681 and Development Variance Permit Application No. 100139 (Gair / 4567 - 215 Street)
Bylaw No. 6231
Report 26-63
File CD 07-36-0141

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 (Gair) Bylaw No. 6231 rezoning approximately 0.44 ha (1.1 ac) of land located at 4567 - 215 Street to Residential Zone R-1E to facilitate the subdivision to create four residential lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

2. Provision of necessary improvements for 215 Street in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Street Trees and Boulevard Plantings Policy.
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. Provision of a detailed landscape plan and security for Agricultural Land Reserve (ALR) landscape buffers along the west and north property lines.
6. Final approval of the of the Streamside Protection and Enhancement Area report, including acceptance of the streamside enhancement plans, fencing, signage, security and monitoring.
7. Registration of restrictive covenants acceptable to the Township:
    a. Securing protection of Streamside Protection and Enhancement Area.
    b. Securing protection and long-term maintenance of the ALR landscape buffer (combined with the Streamside Protection Area) along the western portion of the site and an ALR landscape buffer along the northern portion of the site.
    c. Notifying property owners of the proximity of the ALR and of the potential for sound, odour and airborne impact from natural farm activities.
    d. Restricting development until a Development Permit is issued for the site.
    e. Identifying the units (minimum 5% single family lots) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
8. As per the applicant's proposal in support of the proposed rezoning application, provision of $78,284 as a voluntary amenity contribution.
9. Payment of supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council at the time of final reading of Bylaw No. 6231 authorize issuance of Development Variance Permit No. 100139 (frontage variance) as follows:

a. Section 110.1 – Minimum Subdivision Requirements of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to reduce the minimum lot frontage requirement for the Residential Zone R-1E from 22.0 m (72.0 ft) to 19.2 m (63.0 ft) for the proposed lots as indicated in Schedule "A".
b. Registration of an exterior design control agreement informed by a Neighborhood Character Study at the time of subdivision to the acceptance of the Township.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

DEFERRAL
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Rezoning Application No. 100681 and Development Variance Permit Application No. 100139 (Gair / 4567 - 215 Street) Bylaw No. 6231 be deferred to the July 13, 2026 Regular Council Meeting.
CARRIED

Councillors Kunst and Richter opposed

COUNCILLORS DECLARE A CONFLICT OF INTEREST

Councillor Richter declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary interest and left the meeting at 2:46pm.

Councillor Martens declared a Conflict of Interest under Section 100 of the Community Charter due to a pecuniary and non-pecuniary interest and left the meeting at 2:47pm.

2. Council Procedure Bylaw Housekeeping Amendments
Bylaw No. 6234
Report 26-73
File LEG 3900-25

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6234.
CARRIED

Councillors Kunst and Whitmarsh opposed

Councillors Martens and Richter re-entered the meeting at 2:54pm.

H. BYLAWS FOR THIRD READING

I. BYLAWS FOR FINAL ADOPTION

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

   Moved by Mayor Woodward,
   Seconded by Councillor Pratt,
   That Council give final reading to "Tenant Protection Bylaw No. 6214",

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

   "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Tenant Protection Development Permit Area) Bylaw No. 6216".
   CARRIED

2. **Housing Agreement (Township of Langley / 7883 - 199 Street)**
   Bylaw No. 6222
   Report 26-56
   File CD 08-22-0116

   Moved by Mayor Woodward,
   Seconded by Councillor Pratt,
   That Council give final reading to Township of Langley (Township of Langley Housing Trust Society – 199 Street Site) Bylaw No. 6222.
   CARRIED

3. **Rezoning Application No. 100759 (Bahugun / Dhillon / 7860 – 197 Street)**
   Bylaw No. 6001
   Report 24-57
   File CD 08-22-0075

   Moved by Councillor Rindt,
   Seconded by Councillor Baillie,
   That Council give final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Bahugun / Dhillon) Bylaw No. 6001.
   CARRIED

J. ITEMS FROM PRIOR MEETINGS

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.
CARRIED

Councillor Rindt opposed

K. MAYOR AND COUNCIL REPORT

Councillor Martens served as an adjudicator for Coast Mental Health Courage to Come Back Awards. She commended Cole Isaac for his leadership and advocacy. She gave recognition to the Law Enforcement Torch Run in support of Special Olympics BC. She attended the BC School Sports Track and Field Championship at McLeod Athletic Park. She recognized the LAPS Paws on the Green Golf Tournament, and its showcase of the incredible work of LAPS.

Councillor Baillie attended the Recreation, Culture and Parks Committee Tour, in which he toured several Township facilities. He noted the accessibility features at Yorkson Park, Wix-Brown School Park, and Bell Park. He attended Sips of Kindness held by Meals on Wheels, and the fifth annual Seamus Stroll.

Councillor Whitmarsh attended the LAPS Golf Tournament and the Meals on Wheels Sips of Kindness event. He also attended an event in Fort Langley leading up to National Day of Indigenous Peoples. He will be attending three high school graduation ceremonies. He congratulated those graduating, as well as the teachers and parents.

Councillor Pratt gave recognition to the Seamus Walk, the Aldergrove Community Market, K-Fest, and the Pioneer Lunch. He attended scholarship handout ceremonies and recognized the achievements of the students.

Councillor Ferguson noted the FIFA Viewing Ceremonies were well attended, and he thanked staff for their efforts. He attended Sips of Kindness by Meals on Wheels and commended Meals on Wheels for their work.

Councillor Kunst attended an event in support of the Rolling Barrage. She gave recognition to New Directions and the English language students graduating. She attended the Wix-Brown Playground ribbon cutting and the LAPS Paws on the Green Golf Tournament.

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

Councillor Ferguson attended a meeting with Parks and Recreation to discuss recreation in the community.

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

N. FOR INFORMATION

1. **Parking Restoration on the South Side of 72 Avenue**
   Memorandum – Engineering Division
   File 5330-23

2. **Railway Crossing Safety Assessment Update**
   Memorandum – Engineering Division
   File 5400-16

3. **Playground Partnerships with Parent Advisory Councils**
   Memorandum – Corporate Projects Division
   File 0810-30

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

1. **Murrayville Five Corners Roundabout Speed Reduction**

Moved by Councillor Martens,
Seconded by Councillor Kunst,
Whereas:

Staff plan to install 30 km/h advisory speed tabs in advance of the roundabout at Five Corners in Murrayville; and

Members of the public have requested that a lower advisory speed be posted;

Therefore be it resolved that:

Council direct staff to install 20 km/h advisory speed tabs, rather than 30 km/h tabs, on all approaches to the Five Corners Roundabout in Murrayville (216th Street/OldYale Road/48th Avenue).

DEFEATED

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

P. OTHER BUSINESS

2. Review of E-Bike Safety, Regulation and Enforcement

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
Whereas the use of e-bikes within the Township of Langley has increased significantly in recent years; and

Whereas concerns have been raised regarding the operation of e-bikes by minors, public safety, compliance with regulations, and the adequacy of existing enforcement and bylaws;

Therefore be it resolved that Council direct staff to consult with the Langley RCMP, Township Bylaw Enforcement, and other relevant stakeholders to review issues related to e-bike use within the Township, including safety, enforcement, education, and regulatory matters; and

Be it further resolved that staff report back to Council with findings and recommendations, including any potential bylaw, policy, education, or advocacy measures that may be appropriate to enhance public safety and compliance.
CARRIED

3. Open Air Commercial Irrigation

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That Council direct staff to report back on potential amendments to Langley Waterworks Regulation Bylaw No. 6074 to permit drip irrigation as an allowable method of outdoor Commercial Irrigation, including the implications of such amendments, and the approximate number of properties currently connected to the municipal water system that could potentially utilize municipal water for that purpose.
CARRIED

4. Potential Upgrades for Grass Playing Surfaces at McLeod Athletic Park

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
Be it resolved that Council direct Staff to Report to Council with potential concepts, designs and required funding envelopes for upgrades to the Ron Ralph and Michael J. Smith grass playing fields at McLeod Athletic Park to accommodate expanded rugby and other user group or event uses, including but not limited to:

1. Expanded sports and event playing surface areas to the north and/or south of the existing grass playing fields;
2. Potential reconfiguration of the Ron Ralph Fields to accommodate installation of rugby uprights during high school rugby season without impacting diamond sports and other user groups, and;

P. OTHER BUSINESS

3. Potential installation of permanent or temporary event spectator seating.

CARRIED

5. Traffic Calming Policy Amendments

Moved by Councillor Pratt,
Seconded by Mayor Woodward,
Be it resolved that Section 4.2.3 of Neighbourhood Traffic Calming Council Policy No. 05-110 be amended by adding the words ", and pedestrian routes to schools or parks where documented safety concerns exist and that are authorized by Council resolution," after the words "Roads fronting schools or playground zones" in the second sentence; and

That Staff bring forward these changes to Policy No. 05-110 for Council Approval at the June 29, 2026 Regular Meeting of Council.
CARRIED

6. Public Safety Personnel Network (PSPNET) Program

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
Recommendation that the following motion be forwarded to the Union of British Columbia Municipalities for submission in the 2026 Conference resolutions:

"Whereas Public Safety Personnel Network (PSPNET) is delivered through the University of Regina's Canadian Institute for Public Safety Research and Treatment (CIPSRT/ICRTSP) and is funded by the Government of Canada through Public Safety Canada; and

Whereas public safety personal in rural, volunteer, and Indigenous communities face significant geographic and financial barriers to specialized care which is necessary due to disproportionately high rates of mental health disorders due to frequent exposure to traumatic events, similar to all public safety personal;

Therefore be it resolved that UBCM urge the Province of British Columbia to formally authorize the University of Regina to deliver specialized, therapist-guided online cognitive behavioural therapy (PSPNET) to all PSP across British Columbia; and

Therefore be it finally resolved that the Province of British Columbia provide funding of $233,000 per fiscal year in 2026/27 and 2027/28."
CARRIED

P. OTHER BUSINESS

7. Single Exit Stairwell Residential Buildings

Moved by Councillor Baillie,
Seconded by Mayor Woodward,
Whereas Council supports a broad range of housing options and recognizes the importance of increasing housing supply within the community; and

Whereas Council recognizes that residential developments must align with the public safety resources and emergency response capabilities available within the Township; and

Whereas the Province of British Columbia amended the British Columbia Building Code in August 2024 to permit certain residential buildings to be constructed with a single egress stairwell under specified conditions; and

Whereas Council wishes to better understand the implications of single-exit stairwell residential developments on public safety, emergency response, and future development within the Township; and

Whereas Council remains committed to working collaboratively with applicants and development partners to support safe and compliant housing solutions while maintaining resident and responder safety;

Therefore be it resolved that Council direct staff to prepare a policy regarding single-exit stairwell residential buildings for Council's consideration, including an evaluation of:

- Fire prevention and inspection capacity;
- Fire suppression and emergency response capabilities;
- Occupant egress and rescue considerations;
- Applicable British Columbia Building Code provisions;
- Opportunities for early communication with development applicants regarding the Township's position on single-exit stairwell designs; and
- A process for periodic review of the policy to ensure ongoing alignment with available resources, legislation, and regulations.

Be it further resolved that staff obtain legal review of the proposed policy, including advice respecting the extent to which the Township may regulate, restrict, or impose requirements related to single-exit stairwell residential developments beyond the minimum requirements established under the British Columbia Building Code and the Building Act.
CARRIED

P. OTHER BUSINESS

8. Damage to Municipal Traffic Infrastructure

Moved by Councillor Baillie,
Seconded by Councillor Pratt,
Whereas the rainbow crosswalk in Fort Langley has experienced intentional defacement and damage; and

Whereas intentional damage to highway markings, traffic control devices, and related municipal traffic infrastructure result in unplanned repair costs and operational impacts for the Township;

Therefore be it resolved that Council direct staff to report to Council on enforcement, bylaw amendment, and cost recovery options related to the defacement of, or damage to, highway markings, traffic control devices, and related municipal traffic infrastructure on or within a highway, including penalties under the Highway and Traffic Bylaw, bylaw enforcement measures, Offence Act prosecutions pursuant to Part 8 of the Community Charter, and options to recover Township costs arising from intentional damage.

AMENDMENT
Moved by Councillor Martens,
Seconded by Councillor Kunst,
That the motion be amended to add the following to the end of the motion:

“and that staff consider other options from a Crime Prevention Through Environmental Design (CPTED) principle”.
CARRIED

Mayor Woodward, Councillors Ferguson, Pratt, and Rindt opposed

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

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item E.3 - Section 90(1) (k) Negotiations
Item E.4 - Section 90(1) (e) Property
Item E.5 - Section 90(1) (e) Property
Item E.6 - Section 90(1) (e) Property
Item K.1 - Section 90(1) (g) Legal
CARRIED

R. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the meeting terminate at 3:35pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, June 15, 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, R. Rindt, and B. Whitmarsh

W. Bauer, S. Mikicich, 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 – June 15, 2026

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing held June 15, 2026.
CARRIED

B. PUBLIC HEARING

1. Willoughby Community and Neighbourhood Plan Updates
Bylaw No. 6201
Bylaw No. 6202
Bylaw No. 6203
Bylaw No. 6226
Report 26-55
File CPP LRP00027

B. PUBLIC HEARING

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (2026 WCP Update) Bylaw No. 6201"

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Willoughby Transit Corridor Plan) Bylaw No. 6202"

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Gordon Neighbourhood Plan) Bylaw No. 6203"

"Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6226"

Explanation – Bylaw No. 6201

S. Mikicich explained that Bylaw No. 6201 amends the Willoughby Community Plan by consolidating several neighbourhood plans and establishing a new planning approach for the proposed 200 Street bus rapid transit corridor, more intensive transit-oriented development near station areas and continued greenfield development and future infill opportunities.

Explanation – Bylaw No. 6202

S. Mikicich explained that Bylaw No. 6202 amends the Willoughby Community Plan by adding a new Schedule W-11 (Willoughby Transit Corridor Plan) which is a neighbourhood-level plan comprising a large land area through the consolidation of the Carvolth, Jericho, Latimer, Routley and Southeast Gordon Estate Neighbourhood Plans

Explanation – Bylaw No. 6203

S. Mikicich explained that Bylaw No. 6203 amends the Willoughby Community Plan by adding a new Schedule W-12 (Gordon Neighbourhood Plan) which consolidates the Central Gordon Estate and Northwest Gordon Estate Neighbourhood Plans.

Explanation – Bylaw No. 6226

S. Mikicich explained that Bylaw No. 6226 amends Fees and Charges Bylaw 2007 No. 4616, as amended, to replace "Schedule 14: Development Services" with a new "Schedule 14: Development Services".

Submissions from the public.

1. P. Weatherdon, a Langley resident, was in attendance and expressed her support for townhouses at 24 units per acre.

B. PUBLIC HEARING

2. K. Mangat, a Langley resident, was in attendance and requested that 7402 - 202 Street and the property directly to the south, PID-013-411-217, be removed from the special study area.

The following written submissions were received from the public:

1. L. McCoubrey, Ministry of Transportation and Transit, expressing support and providing comments.
2. E. Newhouse, Fraser Health, expressing support and providing recommendations.
3. P. and J. Weatherdon expressing support and providing recommendations for the Gordon Neighbourhood plan.
4. C. Lal, Langley School District, provided feedback on several aspects of the updated community plans.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council consider third and final reading of Willoughby Community and Neighbourhood Plan Updates Bylaws No. 6201, 6202, and 6203; and

That Council consider third reading of Fees and Charges Bylaw 2007.
CARRIED

THIRD READING
Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give third reading to:

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (2026 WCP Update) Bylaw No. 6201;

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Willoughby Transit Corridor Plan) Bylaw No. 6202;

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Gordon Neighbourhood Plan) Bylaw No. 6203; and

Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6226

AMENDMENT
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Gordon Neighbourhood Plan (Bylaw 6203) Land Use Map 1 Willoughby Community and Neighbourhood Plan Updates Bylaws No. 6201 be amended as follows:

B. PUBLIC HEARING

That the following properties be designated Rowhouse/Townhouse (24 UPA):

- 20462 70 Avenue,
- 20480 70 Avenue, and;
- 20483 70 Avenue.

CARRIED

THIRD READING, AS AMENDED
The question was called on third reading, as amended, and it was
CARRIED

FINAL ADOPTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (2026 WCP Update) Bylaw No. 6201;

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Willoughby Transit Corridor Plan) Bylaw No. 6202; and

Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Gordon Neighbourhood Plan) Bylaw No. 6203.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Whitmarsh,
That final reading of Willoughby Community and Neighbourhood Plan Updates Bylaws No. 6201, 6202, and 6203 be deferred to July 13, 2026 Regular Council Meeting.
DEFEATED

Mayor Woodward, Councillor Baillie, Ferguson, Pratt, and Rindt opposed

FINAL ADOPTION
The question was called on Final Adoption and it was
CARRIED

Councillor Richter opposed

POLICY ADOPTION
Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt Policy 07-234 – Willoughby Greenway Amenity.
CARRIED

B. PUBLIC HEARING

POLICY ADOPTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt Policy 07-237 – Willoughby Development Phasing
CARRIED

C. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That the meeting terminate at 7:24pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Daniel Collins supported by Stephen Potyondi
Date: Tuesday, June 23, 2026 3:52:52 PM
Attachments: Inclusive_Housing_Coalition_Presentation to TOL.pdf

Please note the following response to Delegation Requests has been submitted at Tuesday June 23rd 2026 3:50 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  6/29/2026

- **Name of delegate or organization wishing to appear**
  Daniel Collins with support from Stephen Potyondi

- **Topic**
  Rent geared to income housing within the Township of Langley. Awareness of the need and desire to consider how to address it in the future.

- **Purpose of presentation**
  Information only

- **Desired resolution**
  We are requesting that Mayor and Council formally commit to a review of current housing plans with a view to the development of an "Inclusive Housing Strategy". This framework must include detailed prescriptive policies that will result in the creation of a defined percentage of "deeply subsidized" truly affordable rental units across all neighbourhoods in the Township of Langley based on the generalized principles of "rent geared to income".

- **Full name**
  Daniel Collins supported by Stephen Potyondi

- **Email address**
  main@inclusivehousingcoalition.ca

- **Address**
  FOIPPAs.22(1)

- **Primary Phone**
  FOIPPAs.22(1)

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

- **File upload**
  1. Inclusive_Housing_Coalition_Presentation to TOL.pdf [1.1 MB]

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



Langley Inclusive Housing Coalition

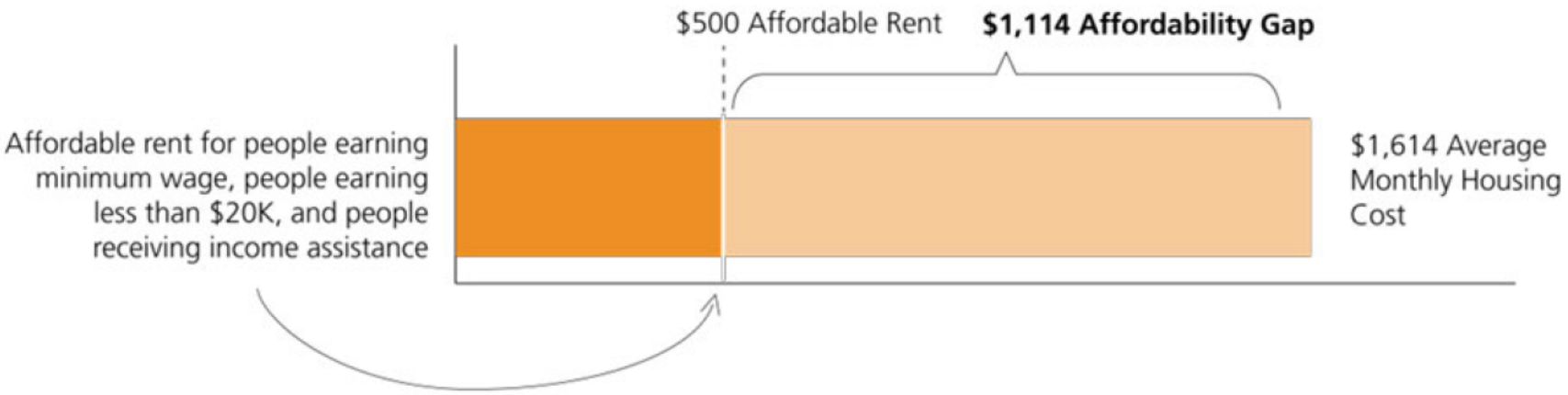
Presentation for the Township of Langley

Guiding Definition

Inclusive housing *means safe, affordable, accessible homes where people with intellectual and developmental disabilities and seniors with low incomes can live by choice, in dispersed mixed-income neighbourhoods, with the supports they need to participate fully in community life.*

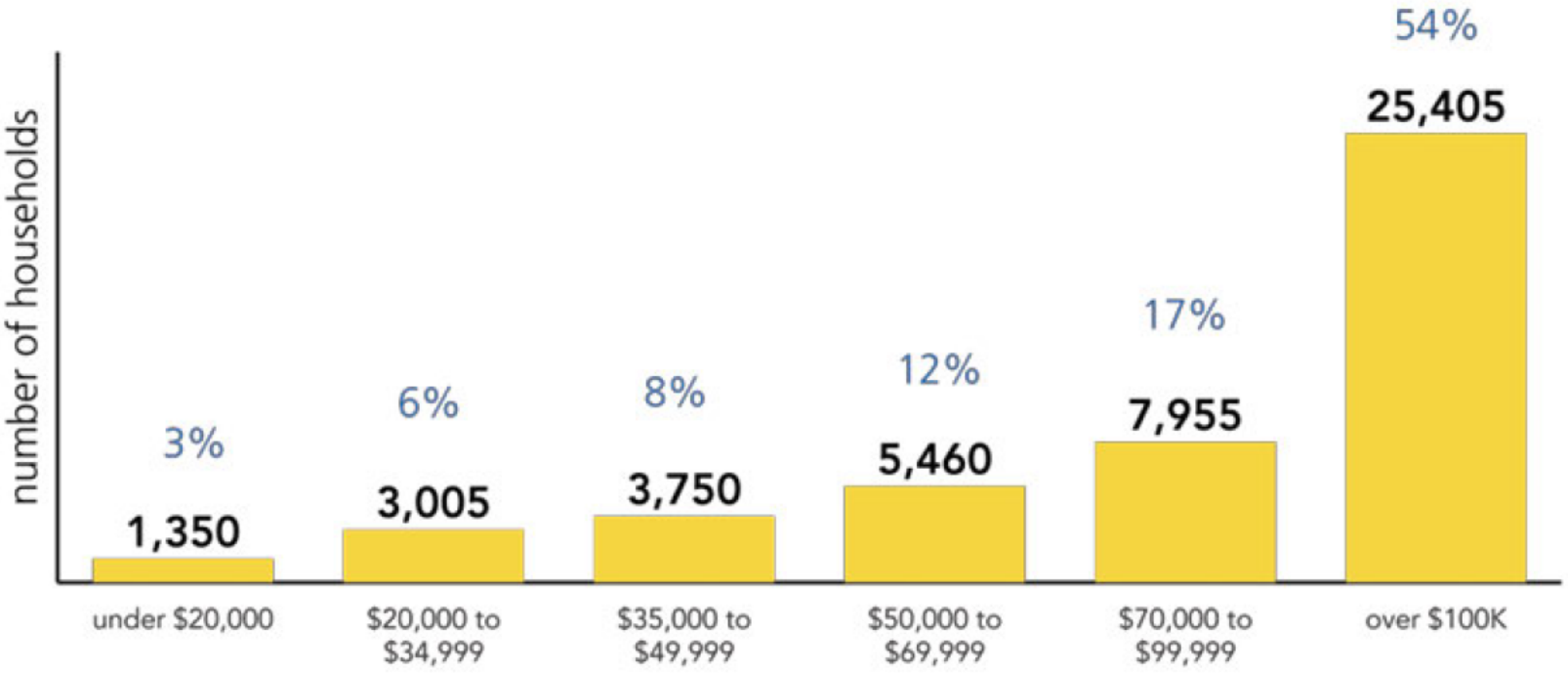


Affordability Gap



- People with intellectual disabilities on income assistance receive **$1,483 per month** total income assistance
- Seniors on Old Age Security and Guaranteed Income Supplement **$1,850 per month** total income assistance
- Only 17.3% of people with intellectual disabilities report income, and the vast majority earn less than $5000/year

Income Profile for Households in Township of Langley



Taken from 2021 Census

What We're Asking

1

Collaborate with non-profits and people with lived experience.

2

Create an Inclusive Housing Strategy that includes rent geared to income.

3

Set targets to increase housing stock for low-income people.

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Kulvinder Bains
Date: Thursday, June 11, 2026 3:32:26 PM
Attachments: Mark Bakken mbakken building approval 2019.pdf

Please note the following response to Delegation Requests has been submitted at Thursday June 11th 2026 3:30 PM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  6/29/2026

- **Name of delegate or organization wishing to appear**
  Kulvinder Bains

- **Topic**
  Request to remove or alter wording of no build covenant on PID 030-280-826. .

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

- **Desired resolution**
  Request to remove or reword the no build covenant on PID 030-280-826. Permission to build a single family dwelling has been approved by last council in 2019 however that is specific to the current owner, myself. I am requesting it to be removed or reworded so a new buyer can also build a single family dwelling on property. City water is at property.

- **Full name**
  Kulvinder Bains

- **Email address**
  FOIPPAs.22(1)

- **Address**
  FOIPPAs.22(1)

- **Primary Phone**
  FOIPPAs.22(1)

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

- **File upload**
  1. Mark Bakken mbakken building approval 2019.pdf [25.5 KB]

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

Mark Bakken mbakken@tol.ca

To: Kal Bains kal.bains@gmail.com

Cc: Ramin Seifi rseifi@tol.ca

Good afternoon Kal; Thank you for your email. Thu, Oct 3, 2019 at 8:46 AM Pursuant to my previous communication, Council's approval of your request was made subject to the fo lowing conditions:

That the No Build Covenant registered on the property be removed subject to the folowing provisions:

(1) Provision of a septic system;

(2) Provision of a water supply from a wel (if you wish to provide an alternate water supply I suggest that we would need a technical analysis showing it would work and an approval by Council);

(3) Home to be situated to fit within a future lot, based on the provisions of the Brookswood Fernridge Community Plan (the "Plan"), but based on the requirements of the current zoning; (I interpret that to mean that you should do a lot layout based on the Plan and situate the home on a future proposed lot and ensure the setbacks meet the greater of the current zoning or the proposed zoning under the Plan) and

(4) Confirmation that Mr. Bains inhabit the property for seven years and provide an acceptable form of guarantee and bond. I have confirmed that Staff are aware of the conditions established by Council and wil process your application, when it is submitted, accordingly.

Thank you

/

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-77
FROM:	FINANCE DIVISION	**FILE:**	0640-22/1830-25
SUBJECT:	2025 ANNUAL REPORT AND 2025 STATEMENT OF FINANCIAL INFORMATION		

RECOMMENDATIONS:

That Council approve the 2025 Annual Report including the 2025 Audited Financial Statements upon receiving and considering submissions and questions from the public.

That Council approve the 2025 Statement of Financial Information (SOFI).

EXECUTIVE SUMMARY:

The 2025 Annual Report must be published prior to June 30,2026 and must be available to the public for inspection fourteen days prior to an annual meeting wherein Council must consider the report and related submissions and comments from the public.

The consolidated financial statements include the operations of affiliated and related Township entities and are prepared in accordance with Public Sector Accounting Standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

The Financial Information Act requires Council to approve the 2025 Statement of Financial Information (SOFI) prepared and approved by the Director of Finance. The Statement of Financial Information (SOFI) includes the report of Council and employee remuneration, expenses and benefits as required by the *Community Charter*.
Subsequent to the approval of the SOFI report, staff will forward the resolution, along with the SOFI report, to the Ministry of Community Services as required by the Financial Information Act.

The threshold of $75,000 for the SOFI employee report has not changed for 23 years, not since 2002. If the threshold had increased by the average annual consumer price index each year since 2002, the threshold would be $121,231 for 2025. Using the higher threshold, the number of employees in excess would be 220. Using the static threshold, the number of employees with remuneration greater than $75,000 is 611. With all things remaining equal, this number will continue to grow annually so long as the base amount remains unadjusted for inflation.

PURPOSE:

Report No. 26-77 fulfills the *Community Charter* and the Financial Information Act reporting and approval requirements for the 2025 Statement of Financial Information (SOFI) and for the 2025 Annual Report.

DISCUSSION/ANALYSIS:

2025 Annual Report

Sections 98 and 99 of the *Community Charter* require that Council prepare the 2025 Annual Report and make the report available for public inspection. At least fourteen days later, at a Council or other public meeting, Council must consider the 2025 Annual Report and submissions and questions from the public thereon. As required, the 2025 Annual Report includes the following:

- The 2025 Audited Financial Statements.
- For each permissive tax exemption provided by Council, the amount of property taxes that would have been imposed on the property if it were not exempted.
- A report respecting municipal services and operations for 2025.
- A progress report respecting the previous year in relation to the objectives and measures established in that previous year.
- A statement of municipal objectives and measures.

2025 Audited Financial Statements

The consolidated financial statements include the operations of affiliated and related Township entities and are prepared in accordance with Public Sector Accounting Standards as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

Statement of Financial Information

The Financial Information Act requires Council to approve the 2025 Statement of Financial Information (SOFI) that must include the following:

- Approval of the SOFI by the Director of Finance.
- The audited 2025 Financial Statements.
- A Schedule of Debt (included in the 2025 Financial Statements).
- The 2025 Schedule of Council Remuneration, Expenses, Benefits and Contracts (also required by Section 168 of the *Community Charter*).
- The 2025 Schedule of Remuneration and Expenses for Employees with a reconciliation with the amounts reported in the audited 2025 Financial Statements.
- A Statement of Severance Agreements that includes the number of agreements commenced during 2025 in respect of employees excluded from coverage under collective agreements and the range of equivalent months' compensation represented by those agreements.
- The 2025 Schedule of Payments to Suppliers for Good or Services, including a reconciliation with the total reported in the audited 2025 Statement of Financial Activities.

- The 2025 Schedule of Grants or Contributions in excess of $25,000.
- The 2025 Schedule of Guarantee and Indemnity Agreements.

Subsequent to the approval of the SOFI report, staff will forward the resolution along with the SOFI report to the Ministry of Community Services as required by the Financial Information Act.

The threshold of $75,000 for the SOFI employee report has not changed for 23 years, not since 2002. If the threshold had increased by the average annual consumer price index each year since 2002, the threshold would be $121,231 for 2025. Using the higher threshold, the number of employees in excess would be 220 (13 more than 207 in 2024). Using the static threshold, the number of employees with remuneration greater than $75,000 is 611 (37 more than 574 in 2024). With all things remaining equal, this number will continue to grow annually so long as the base amount remains unadjusted for inflation.

Respectfully submitted,

Sandra Ruff
DIRECTOR
for
FINANCE DIVISION

ATTACHMENT A 2025 Statement of Financial Information (SOFI)
ATTACHMENT B 2025 Annual Report

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

INDEX

Schedule	Title	Page(s)
A	Statement of Financial Information Approval	2
B	Schedule of Guarantee and Indemnity Agreements	3
C	Schedule of Remuneration and Expenses for Elected Officials	4
D	Schedule of Remuneration and Expenses for Employees	5 - 21
E	Statement of Severance Agreements	22
F	Schedule of Payments to Suppliers for Goods or Services	23 -33
G	Schedule of Payments Made as Grants or Contributions	34

Copy of 2025 Annual Report (under separate cover) which provides information on:

Assets & Liabilities
Operational Statement
Schedule of Debts

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in the Statement of Financial Information, produced under the *Financial Information Act*.

Name: Sandra Ruff, CPA, CA
Position: Director of Finance
Date: June 23,2026

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF GUARANTEE AND INDEMNITY AGREEMENTS

The Township of Langley has not given any guarantees or indemnities under the Guarantees and Indemnities Regulation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - ELECTED OFFICIALS

Name	Position	Remuneration	Expenses	Total
Woodward, Eric	Mayor	168,930	5,781	174,711
Baillie, Timothy	Councillor	62,846	5,626	68,473
Ferguson, Stephen	Councillor	68,140	4,256	72,396
Kunst, Margaret	Councillor	62,859	239	63,099
Martens, Barbara	Councillor	62,846	917	63,763
Pratt, Michael	Councillor	70,767	394	71,161
Richter, Kim	Councillor	62,859	-	62,859
Rindt, Rob	Councillor	62,846	735	63,581
vanPopta, Mistelle	Councillor	26,859	262	27,120
Whitmarsh, Blair	Councillor	7,248	-	7,248
Grand Total Remuneration and Expenses		**$656,201**	**$18,210**	**$674,411**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Achterholt, J	83,689.96	26.42
Afyounian, M	94,722.32	-
Agah, I	82,185.13	496.55
Ahmed, R	115,378.97	-
Allen, D	111,565.55	1,268.57
Alves De Castro, M	76,401.38	3.44
Amezcua, T	105,005.88	-
Andersen, B	96,044.90	91.19
Anderson, D	184,609.92	1,064.03
Andjelic, Z	112,122.42	642.00
Andrews, G	77,895.03	708.96
Apuntar, F	88,927.53	113.06
Archibald, R	103,411.28	-
Ardestani, F	187,487.28	3,198.87
Arnold, D	147,153.09	639.90
Atkinson, J	160,472.70	993.13
Auline, D	169,275.65	1,482.99
Babin, L	148,435.92	-
Baez Ortega, M	76,301.36	654.45
Bamford, M	88,349.39	1,368.59
Barnaby, S	160,623.25	2,533.36
Barry, K	104,766.93	143.36
Bartlett, T	101,757.57	1,657.19
Barton, K	161,753.65	2,680.22
Bauer, W	253,920.32	2,138.78
Beatty, C	87,188.44	46.00
Beer, S	81,916.40	23.91
Bellosillo, I	102,043.77	73.53
Berg, E	90,962.64	-
Beston, K	106,652.78	1,200.07
Biddle, T	80,900.43	668.19
Bieberstein, B	126,041.35	-
Billows, M	81,469.15	651.14
Bilton, K	108,343.66	1,296.00
Bismel, H	153,516.22	6,726.08
Bisschop, R	167,804.95	670.52
Black, B	99,876.05	15.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Blair, L	121,150.87	278.99
Blair, M	180,980.13	275.39
Blanche, L	115,987.68	4,306.64
Blok, D	157,070.72	15.00
Bolt, D	85,362.15	-
Bond, C	117,899.24	777.72
Boonstra, D	82,888.61	68.42
Bouchard, A	98,983.86	1,093.41
Bowden, S	168,646.03	1,042.56
Brandolini, T	100,265.03	178.34
Brandon-Owen, A	132,216.33	5,701.53
Brandon-Owen, D	84,541.40	-
Brar, A	75,135.95	147.50
Brar, J	104,733.18	2,490.57
Brar, R	147,578.38	1,084.10
Brayfield, R	124,282.41	57.77
Brenner, N	89,234.43	496.95
Brewer, S	174,441.14	1,431.62
Brodeur, J	119,875.53	1,325.88
Brow, M	82,835.05	2,045.36
Brown, C	138,086.03	569.30
Brown, D	106,610.29	-
Brown, I	94,972.50	-
Bruce, N	86,576.78	496.00
Bryan, A	120,834.37	-
Buck, J	144,959.19	464.13
Buckner, T	171,950.84	6,068.27
Buckoll, K	81,573.35	-
Bunnett, K	85,982.64	-
Burgin, R	105,012.76	758.47
Burns, K	129,665.88	908.24
Burwell, J	141,267.79	1,284.29
Cahill, S	162,479.02	-
Cai, L	120,119.35	48.20
Calbick, K	160,650.39	1,949.47
Caldwell, A	93,933.16	2,429.06
Cameron, K	75,193.96	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Campagna, R	81,153.59	236.14
Campaner, K	78,671.94	3,552.83
Candy, C	121,730.06	15.00
Cantin, P	97,377.08	-
Card, J	103,699.17	15.00
Cardinal, C	112,217.41	-
Carlsen, J	75,487.43	1,312.03
Carter, C	78,624.96	696.88
Caughlan, L	81,301.81	912.43
Cawthorn, R	79,711.98	11.46
Cesaretti, R	232,243.02	2,847.38
Chabot, J	106,217.12	656.81
Chahal, R	122,288.39	13.85
Chambers, S	102,726.38	15.00
Chapman, R	154,570.66	2,530.86
Cheema, K	128,619.28	2,323.76
Cheng, J	128,921.03	286.89
Chevrier, P	163,196.44	793.46
Chifan, J	107,972.02	1,043.60
Chohan, H	246,942.38	819.33
Chohan, M	89,439.64	66.48
Choi, Y	96,283.81	908.96
Christian, K	84,039.63	296.65
Christian, P	78,195.79	-
Chu, J	233,877.51	3,726.59
Chung, C	86,427.03	496.55
Churcher, K	95,070.35	386.72
Clarke, G	81,136.41	115.63
Clelland, J	246,941.80	2,887.43
Coad, R	136,864.54	1,272.98
Combe, C	106,940.58	2,339.64
Conachey, R	118,780.72	908.96
Connolly, A	86,493.33	228.67
Conti, N	75,032.08	536.67
Cook, W	83,046.03	2,924.42
Cordeiro, P	184,680.21	1,773.11
Cottrill, L	112,310.17	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Craig, D	90,825.28	46.94
Crees, J	81,806.00	299.46
Culhane, J	89,337.23	1,029.95
Cunningham, M	129,768.26	-
Dalstrom, A	165,810.00	-
Daly, M	82,616.08	1,225.70
D'Andrea, M	78,071.65	621.27
Darji, P	92,510.69	758.73
Darvill, I	134,813.66	1,230.00
Davidson, T	91,923.65	612.72
Davis, M	157,910.72	2,108.58
de Bruin, J	119,629.72	995.00
De Jesus, R	91,200.45	-
de Jong, T	120,795.35	55.77
de Roy Van Zuydewijn, J	251,085.04	5,298.64
Deakin, M	143,274.10	885.37
Della Mattia, G	100,106.77	1,737.93
Dennis, G	136,131.52	2,414.24
Desantis, L	78,769.05	872.33
Dewitt, J	86,104.05	700.15
Dhaliwal, S	89,648.41	-
Dhiman, A	109,545.42	-
Di Francescantonio, C	104,639.30	1,162.12
Diamond, C	83,576.47	703.35
Diener, T	105,749.66	321.99
Dion, K	130,133.22	15.00
Dionisio, R	90,004.62	-
Dixon, O	75,546.64	-
Dobson, J	76,680.80	-
Dolinski, L	85,621.14	591.03
Dominato, N	87,797.04	20.78
Dorman, J	92,744.33	492.64
Dowle, J	91,922.02	420.98
Doyon, P	127,081.34	15.00
Duffill, D	151,048.24	15.00
Duke, F	100,352.83	1,717.14
Duncan, J	186,455.38	10,318.19

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Dusterhoft, B	87,888.74	-
Duthie, M	160,792.65	770.02
Duynstee, M	151,456.56	2,465.94
Dvorak, J	129,697.00	46.00
Easingwood, G	115,574.82	3,666.36
Edey, B	157,896.25	1,623.83
Edwards, C	78,975.24	16.24
Egelstad, S	174,496.79	475.44
Eirikson, C	153,389.37	4,849.61
Elderkin, J	147,338.68	970.35
Emery, E	77,302.97	323.98
Engbrecht, S	139,294.71	708.96
English, T	92,245.93	454.03
Esau, S	102,655.05	3,673.38
Factor, E	78,975.06	-
Fader, K	89,631.96	496.00
Fairley, R	116,929.69	532.63
Farmer, T	106,139.14	286.89
Farquhar, B	167,217.94	74.18
Fatkin, J	135,625.67	2,246.88
Fegatilli, T	103,303.80	-
Fennell, J	88,594.14	2,129.87
Fergusson, L	96,660.32	1,612.46
Ferraro, J	77,871.26	473.68
Formosa, B	97,661.51	708.96
Forsythe, D	86,562.49	266.79
Franklin, N	103,610.49	163.20
Froh, K	136,157.36	930.57
Fuchs, M	121,790.89	1,101.76
Fuller, A	92,895.26	-
Fulton, D	162,964.79	142.61
Funk, Z	132,818.78	1,513.63
Gaetan, C	147,466.40	1,039.13
Gamache, E	108,788.76	133.32
Gambicourt, D	137,297.23	71.21
Gambling, M	79,163.41	860.68
Gaspar, J	75,266.92	227.22

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Giesbrecht, L	88,827.51	1,669.63
Gill, D	82,540.25	791.60
Gill, S	79,715.82	337.47
Goertzen, T	77,308.38	523.82
Gonzales, C	93,304.51	-
Gonzalez, R	76,249.04	814.39
Goodrich, K	83,470.12	695.77
Goulet, C	180,785.25	1,251.84
Grabowski, T	100,683.53	15.00
Grant, D	79,749.98	2,370.20
Green, C	114,944.10	41.75
Gregson, D	90,450.59	-
Grewal, J	152,641.73	844.18
Grichkovskaia, N	77,604.01	-
Grimson, E	92,433.84	709.03
Groves, S	246,941.80	-
Guerreiro, C	103,834.73	496.00
Guilfoyle, J	105,589.79	77.00
Gunn, M	114,696.25	1,439.85
Guo, Z	76,721.47	41.90
Guy, A	103,183.66	356.23
Haaf, J	143,362.32	4,471.35
Hadley, S	140,047.41	605.00
Halldorson, J	129,013.39	411.12
Halliday, R	107,373.29	815.00
Halliday, T	111,882.40	1,106.49
Halsey, C	135,899.22	493.84
Hamel, B	107,948.53	3,033.72
Hansen, J	89,125.93	45.22
Hanson, T	174,817.69	5,824.31
Harman, W	135,384.66	1,901.59
Hay, T	78,505.59	-
Hazelton, V	159,896.14	1,058.01
Heinrichs, C	83,339.38	2,363.31
Helgason, C	107,197.46	2,592.69
Henningson, B	101,538.65	934.94
Hildebrandt, B	139,759.76	1,343.11

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Ho, J	87,503.84	284.84
Hodge, J	103,715.28	43.01
Hogarth, A	75,710.66	478.16
Holloway, K	143,755.88	2,061.09
Hong, K	82,111.53	708.96
Hood, L	114,002.71	1,194.78
Hopkins, A	88,635.13	967.42
Hopkins, C	139,526.04	1,571.88
Horch, J	147,006.74	433.13
Hosseinzadeh, N	163,196.44	6,708.41
Houweling, J	103,871.23	5.62
Howl, S	126,198.18	-
Hoyt, C	118,103.66	-
Hudon, R	80,869.36	-
Hutchinson, S	82,088.21	578.65
Hyndman, T	98,386.35	-
Inkman, K	115,414.71	38.80
Iori, A	115,357.58	1,045.26
Isaak, J	107,970.45	2,310.64
Isaak, M	111,853.91	2,911.02
Islam, N	89,408.03	1,347.93
Jacobs, A	103,628.27	837.35
Jacobs, J	77,947.81	1,455.34
Jadis, P	107,482.33	900.60
Jann, J	87,850.03	58.29
Jansen VanDoorn, D	104,857.00	532.68
Jarvis, D	163,196.44	6,866.78
Jaswal, H	130,444.96	3,983.54
Jenkins, R	201,906.35	3,635.80
Jensen, A	133,417.07	305.27
Johal, J	147,583.37	3,246.48
Johnson, C	167,144.71	216.87
Johnson, L	103,887.85	570.43
Jones, K	96,735.20	749.13
Jones, S	131,341.67	15.00
Jongs, K	112,561.13	210.45
Jottey, S	96,121.11	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Joyce, P	177,357.79	405.16
Kabaroff, R	137,063.22	1,371.58
Kandil, B	84,846.45	1,498.35
Kang, P	126,360.03	2,146.72
Kazmin, A	80,513.79	87.36
Kellins, K	103,866.75	-
Kennedy, R	133,164.51	521.00
Kenward, K	143,320.95	-
Keogh, M	106,810.74	933.76
Kieu, M	103,412.58	995.59
Kim, J	76,542.38	136.84
King, A	132,391.79	467.64
Kitteringham, G	89,882.09	498.57
Klinck, M	76,811.79	829.19
Knight, J	99,449.36	3,572.89
Konrad, C	158,411.42	4,121.00
Koo, C	77,988.21	-
Kooner, C	332,111.42	8,318.36
Kost, D	88,432.82	827.67
Kraeft, A	137,264.34	496.00
Kramer, K	75,638.55	773.67
Kumar, S	76,602.50	974.12
Lai, L	119,797.27	566.76
Lail, A	105,358.29	2,172.78
Lakeman, S	160,919.55	2,918.13
Lambert, J	77,982.63	-
Lane, C	154,588.66	2,360.30
Lanigan, N	161,556.21	4,388.85
Lapierre, B	92,750.19	385.74
Laverdure, A	132,247.14	3,794.47
Lawlor, K	100,937.74	1,810.15
Lawrence, A	112,154.25	708.96
Lee, C	95,431.55	-
Lee, J	152,669.43	1,129.51
Lee, P	91,445.26	-
Lee, S	95,104.71	1,158.42
Lee, T	89,026.56	338.24

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Leong, M	98,298.59	1,368.66
Lessick, B	83,448.67	1,160.72
Leung, A	102,869.51	-
Leung, Y	99,307.77	1,185.75
L'Heureux, N	77,869.58	223.56
Li, C	158,774.63	1,413.66
Li, Y	122,087.33	735.26
Limb, D	103,066.52	392.23
Lin, K	97,041.33	1,082.99
Lind, D	124,050.22	-
Linn, J	162,564.75	28.18
Litven, T	159,702.58	73.56
Liu, J	146,167.58	536.67
Liu, T	136,700.60	1,489.19
Lockhart-Kuthe, G	157,853.80	2,086.62
Loewen, D	92,896.68	-
Lohcham, J	87,633.85	496.00
Longhi, C	80,113.42	134.75
Longhi, N	148,801.15	2,825.58
Lorzano, M	79,281.97	598.41
Lowe, J	119,478.21	1,188.79
Lowther, Z	82,099.99	410.21
Macdonald, C	101,428.26	1,263.07
MacDonald, G	77,994.12	32.71
MacEwen, C	86,592.52	496.00
MacFarlane, S	78,035.14	271.98
MacLachlan, K	102,611.18	170.07
MacLeod, D	159,387.41	188.86
MacMillan, J	77,413.35	172.66
Macpherson, J	121,250.92	1,097.90
MacVicar, M	88,907.89	-
Magnowski, S	85,058.43	339.62
Magnusson, S	128,470.54	1,988.44
Magyari, J	82,980.21	2,053.30
Mahdi, H	116,423.88	1,625.21
Mahil, K	163,200.82	2,008.14
Maier, M	93,983.51	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Majeur, M	107,566.24	1,296.00
Makela, J	235,361.69	4,379.72
Maleki Birjandi, E	105,850.19	509.85
Malimon, N	176,799.23	2,652.79
Manchester, S	97,328.18	-
March, L	148,832.12	2,593.40
Marples, P	119,506.89	18.66
Marshall, C	163,196.26	1,308.79
Martins, P	98,234.36	-
Matthews, C	83,942.09	2,126.18
Maxwell-Betz, R	90,348.12	-
Mayer, G	136,989.62	2,220.57
Mayer, R	83,316.34	556.50
Mayer, S	88,646.69	557.12
McCall, N	92,415.10	-
McCartney, L	83,408.52	-
McCormick, D	155,884.44	2,850.41
McGarvey, N	135,278.71	1,607.62
McGuckin, R	166,922.57	1,428.36
McGuinness, S	95,882.39	152.06
McIntosh, D	164,844.09	1,882.29
McIntosh, J	91,960.92	549.15
McKinnon, L	127,780.47	27.63
McLay, S	146,469.23	433.13
McManus, T	96,022.32	420.96
McMichael, A	95,240.09	1,185.04
McTaggart, B	112,541.39	532.63
Meers, G	105,860.94	496.00
Meneghello, L	134,968.39	511.03
Mercado, R	94,550.18	356.23
Meyer, B	156,459.01	1,958.13
Middleton, D	86,812.55	1,638.60
Mihaly, M	89,442.02	165.21
Mikicich, S	164,071.72	660.66
Millar, J	91,591.86	67.08
Milton, J	108,783.02	172.04
Minhas, J	93,837.50	1,158.57

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Moewes, B	152,450.77	-
Moffat, N	84,672.70	500.00
Mohammed, R	105,987.77	11.45
Moon, S	103,613.41	99.99
Moore, C	92,895.01	-
Moore, C	77,833.48	893.96
Moore, C	146,628.63	1,078.36
Moore, C	84,258.25	552.98
Morris, D	75,199.21	-
Morton, L	93,084.08	2,720.83
Mowat, S	145,867.43	2,458.80
Muir, M	86,522.89	46.00
Muirhead, K	131,968.16	1,181.20
Mullin, C	103,260.27	15.00
Murdock, D	157,606.76	15.00
Murgatroyd, J	120,501.07	33.39
Mutsaers, I	86,393.08	19.50
Mwila, P	111,149.07	965.04
Nagtegaal, J	126,063.45	1,788.87
Nam, S	247,672.44	2,537.10
Natt, M	224,685.09	597.84
Nemati Keyvan, M	84,058.85	642.00
Neufeld-Peters, K	135,273.24	5,031.30
Neumann, A	84,026.05	1,079.11
Newsham, D	164,796.47	58.01
Ng, R	126,100.26	2,254.63
Nicol, P	145,810.82	46.00
Nikpay, A	84,461.45	621.44
Nimmo, M	133,632.17	370.89
Noetzel, M	232,863.19	48.25
Nordrum, R	88,999.37	-
Norris, T	114,017.74	3,555.59
Novosselsky, L	129,299.02	2,078.53
Ohs, A	135,345.97	1,000.22
Olesko, R	133,548.09	1,672.82
Olsen, C	86,359.41	-
O'Neill, K	87,758.02	581.14

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Otto, A	83,084.83	568.05
Palliyaguru, M	91,353.43	1,372.52
Pardo-Figueroa, M	103,925.77	23.35
Pare, D	139,789.13	2,071.00
Park, J	94,110.21	205.41
Park, J	93,502.77	-
Parker, B	117,248.04	2,012.63
Parker, C	201,292.36	8,597.58
Pastora-Gomez, T	86,653.82	-
Pearce, R	79,049.21	511.33
Pearson, J	154,390.31	1,512.63
Penman, J	91,193.31	496.00
Pernu, J	128,676.75	-
Peters, B	152,174.32	15.00
Peterson, A	75,023.01	937.17
Piasecki, M	129,737.33	1,512.63
Picotte, I	111,387.79	1,124.90
Pilgrim, S	79,602.21	-
Pimentel, S	75,454.79	780.97
Pistilli, B	105,590.33	234.67
Plasman, R	76,820.55	1,419.08
Plitong, T	83,720.41	-
Pont, J	175,279.22	42.56
Poon, T	77,386.65	-
Poynton, M	97,346.92	293.50
Prophet, K	86,749.94	496.00
Puckett, C	110,693.69	2,448.58
Pulsifer, D	82,039.21	1,234.09
Pursey, J	88,640.10	-
Raffle, C	78,915.31	282.66
Rai, S	86,126.38	1,826.94
Raman, N	78,250.15	100.00
Ramlu, K	121,085.33	31.05
Ramsey, J	147,301.22	3,124.28
Reda, V	88,552.69	520.41
Reddick, K	135,952.49	3,145.74
Reeve, A	102,044.98	2,937.45

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Richardson, S	287,432.42	642.00
Roberts, L	88,415.37	9.33
Robertson, D	100,439.73	15.00
Robinson, B	100,114.38	211.11
Robinson, K	114,725.10	1,418.40
Robinson, L	160,694.85	19.46
Roche, C	218,580.45	1,059.11
Rowley, A	103,455.11	1,143.57
Rowse, D	86,439.21	496.00
Ruff, S	264,230.59	2,425.12
Ruhl, A	264,259.17	1,561.64
Salat, T	96,009.43	-
Sandher, R	132,653.74	4,883.79
Sandhu, G	90,771.63	-
Saurette, C	149,381.45	-
Savidan, K	124,305.20	615.87
Scales, R	77,576.66	154.17
Scarlat, D	113,045.26	1,570.27
Scheifele, S	147,301.22	344.40
Schentag, C	99,897.36	721.56
Schmidt, K	143,106.00	2,029.13
Schmidt, R	85,498.56	1,816.50
Schmidt, R	154,453.74	230.49
Schmirler, R	170,479.94	912.22
Schroeder, A	79,805.04	14.62
Scott, J	139,844.27	375.57
Sekhon, P	144,781.59	841.74
Shafer, G	89,738.69	2,038.25
Sharma, A	94,220.24	1,744.20
Shayler, J	123,387.35	533.57
Sheel, D	236,983.02	624.33
Sheel, N	80,410.79	-
Shergold, J	121,867.57	1,171.00
Shergold, N	86,650.15	30.97
Shi, S	114,362.60	2,517.15
Shillito, J	163,196.44	446.86
Shippit, D	159,984.94	37.65

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Shrimpton, G	128,411.85	811.90
Sihota, P	159,857.12	1,803.84
Simpson, D	171,298.41	473.45
Simpson, S	91,892.69	-
Singh Minhas, D	105,316.62	800.00
Sloan, S	87,731.61	46.00
Smart, R	132,673.96	416.25
Smith, D	79,466.89	19.50
Snider, C	123,828.16	532.63
Snowdon, K	188,698.50	3,082.73
Solorzano, O	75,792.22	1,222.24
Soni, S	79,563.86	494.57
Sorenson, B	85,424.78	45.22
Sousa, D	86,888.21	3,033.88
Sparrow, J	162,320.28	42.63
Speers, A	165,912.65	42.56
Spolar, R	77,801.29	34.29
St. Andrassy, J	106,517.99	949.07
Stahlstrom, N	77,300.57	-
Stang, M	120,215.83	4,564.08
Stanley, T	85,815.79	31.00
Staples, S	75,956.73	-
Stare, R	246,942.41	1,414.12
Stebanuk, W	94,616.44	571.84
Steeple, D	186,246.06	704.92
Steeple, G	143,211.79	2,294.66
Steeple, J	136,064.48	1,549.07
Steinson, D	99,817.62	15.00
Stepto, K	105,696.03	8.57
Stevens, J	86,243.19	785.85
Stewart, C	99,503.16	103.57
Storey, J	141,344.16	729.92
Stothers, C	106,391.18	952.78
Strand, K	186,530.61	893.31
Strandberg, D	80,573.52	928.19
Suh, D	138,912.73	536.67
Summerhill, K	121,919.90	15.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Sun, J	169,998.73	1,117.20
Surendran, A	95,553.33	66.07
Suvilai, R	97,781.36	1,427.73
Swain, B	122,044.93	15.00
Swystun, G	147,302.48	-
Symons, D	147,360.17	1,157.86
Szarapka, J	109,845.14	1,396.20
Szydlowski, M	132,884.98	15.94
Tailor, M	77,635.83	-
Tang, J	86,528.60	3,228.58
Taylor, P	112,738.49	9.33
Taylor, R	105,758.91	511.10
Teixeira, P	88,049.50	211.14
Tekatch, J	148,849.54	46.00
Temple, C	133,155.06	492.00
Teodorescu, A	75,891.05	1,902.16
Tetrault, C	98,776.11	86.10
Theal, S	99,289.12	58.98
Thomas, B	91,095.53	110.88
Thomas, M	95,309.21	358.09
Thomas-Merkley, M	77,156.24	981.01
Thompson, A	128,368.24	15.00
Thompson, K	113,526.84	668.99
Thorpe, M	174,871.69	154.42
Thurston, S	136,532.89	1,703.81
Tian, L	110,562.70	3,225.88
Tiessen, E	82,993.60	1,386.27
Tiutichkin, V	102,508.70	560.01
Tortora, F	77,808.12	115.57
Tran, B	126,536.72	725.01
Tran, M	135,023.89	545.68
Treadwell, W	95,163.72	931.20
Trottier, J	155,406.55	4,086.34
Turner, S	81,896.71	544.80
Twine, R	85,368.48	708.96
Twiss, S	75,781.58	857.98
Ulle, B	155,996.55	15.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Uzelac, J	90,391.73	-
Van De Leur, D	115,585.14	3,505.92
Van Dokkumburg, G	103,425.62	214.24
van Rijn, B	163,196.40	218.54
Veitch, R	129,298.53	655.68
Velazquez Martin, A	98,074.03	1,338.56
Velickovic, J	108,816.26	200.00
Verduin, K	80,263.81	212.99
Victo, A	113,130.41	15.00
Vidal, M	81,785.75	291.91
Virji, A	80,310.91	-
Virk, A	129,567.01	496.00
Vorotnitskaia, N	84,167.46	-
Walker, S	88,359.45	1,566.32
Wang, M	93,204.88	1,104.23
Ward, P	75,358.71	1,490.26
Ward, T	98,881.21	-
Wareing, D	100,271.14	652.03
Warnick, J	83,618.23	1,361.25
Waterhouse, S	95,528.79	-
Waters, B	113,430.70	1,034.13
Watt, T	85,058.04	49.99
Wegesser, B	157,786.82	504.38
Welfing, R	216,492.29	2,754.47
Weller, B	152,992.83	-
West, E	84,639.67	-
Whatley, J	132,501.64	995.00
Whitford, J	159,247.40	158.80
Whiting, D	108,845.11	-
Wiebe, B	172,275.56	1,522.34
Wieland, J	87,992.65	1,311.57
Wilhite, G	90,495.55	1,100.00
Wilkinson, D	87,771.89	3,733.19
Wilkshire, G	111,781.91	83.73
Williams, S	81,604.06	973.49
Willoughby, J	78,102.95	1,685.60
Wilson, A	88,417.87	-

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
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SCHEDULE OF REMUNERATION AND EXPENSES - EMPLOYEES

Name	Remuneration	Expenses
Wilson, P	86,172.60	959.91
Winslade, J	319,926.86	2,682.07
Won, J	91,409.10	676.62
Wood, P	106,687.83	496.00
Woodend, A	155,265.98	1,431.56
Woznesensky, M	77,923.91	-
Wrayton, D	164,851.81	1,912.22
Wright, C	162,378.22	42.63
Wu, L	107,489.28	496.00
Wu-Sakaki, K	110,479.76	429.34
Wynn, J	135,340.57	667.61
Yee, F	127,579.72	691.04
Yee, S	84,738.56	1,349.05
Yip, J	77,927.45	22.86
Young, K	185,888.35	1,801.28
Yue, C	89,514.82	1,003.19
Zandbergen, J	108,756.94	820.43
Zheltobryukh, I	88,452.07	708.96
Zillich, D	79,196.24	2,903.10
Total Remuneration Exceeding $75,000	**$71,304,191**	**$596,628**
Total Remuneration of $75,000 or less	**$31,720,151**	**$146,778**
Grand Total Remuneration and Expenses	**$103,024,342**	**$743,406**

The variance between the Schedule of Remuneration and Expenses and the Salaries, wages and benefits expenses reported on the consolidated financial statements are due to various factors including:

- *The Remuneration and Expenses schedule is based on actual cash payments made during the fiscal year whereas the consolidated financial statement amount is based on an accrual basis.*
- *The Remuneration and Expenses schedule is based on total cash payments made during the fiscal year whereas the consolidated financial statement amount excludes any amount paid under capital expenses that are being capitalized.*
- *The salaries, wages and benefits expenses includes benefits that are recorded at full cost (including overhead allocations) on the consolidated financial statements and includes items such as employer portions of deductions.*

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
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STATEMENT OF SEVERANCE AGREEMENTS

There were two **(2**) severance agreements under which payment commenced between the Township of Langley and its non-unionized employees during the fiscal year 2025. These agreements ranged from 3 to 6 months of compensation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
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SCHEDULE OF PAYMENTS TO SUPPLIERS OF GOODS AND SERVICES

Supplier Name	Amount ($)
(EASI) ENTRANCE AUTOMATION SYSTEMS INC	50,893.00
0962370 BC LTD DBA MODULAR ELECTRIC	114,449.29
1075633 BC LTD O/A LED PRINT & SIGN SOLUTIONS	38,097.35
1090992 BC LTD	257,000.00
1269315 BC LTD	50,269.00
1823625 ALBERTA LTD OA MARSHALL LINES 2014	32,234.00
341234 BC LTD O/A MICROSERVE	30,169.72
3M CANADA COMPANY	73,588.03
ABBOTSFORD, CITY OF	33,368.23
ABC TRANSMISSIONS LTD	52,361.52
ACCESS INFORMATION MANAGEMENT OF CANADA ULC	33,126.79
ACE LINK FENCE LTD	97,335.00
ACTON OSTRY ARCHITECTS INC	630,151.63
AECOM CANADA ULC	116,699.90
AGILYX SOLUTIONS LIMITED	43,466.25
AGT INDUSTRIAL SOLUTIONS LTD	28,605.64
AINSWORTH INC	190,074.36
AIR LIQUIDE CANADA INC	29,290.85
ALBERTO AGOSTINI AND JUNKO AGOSTINI	42,000.00
ALDER STEEL MART	26,925.35
ALL ROADS CONSTRUCTION LTD	5,331,639.80
ALLARD CONTRACTORS LTD	35,965.21
ALTAC MECHANICAL INC	2,151,998.41
AMAZON	180,724.34
AME CONSULTING GROUP LTD, THE	54,300.00
AMERESCO CANADA INC	66,450.00
AMOR ENERGY CORPORATION	106,835.00
AMRIZE CANADA INC	2,069,478.00
ANDREW SHERET LIMITED	67,632.58
ANMORE DEVELOPMENT CORP	31,597.66
AON REED STENHOUSE INC	3,593,922.84
APEX EHS SERVICES INC	40,475.00
APLIN & MARTIN CONSULTANTS LTD	2,259,203.03
APPLE CANADA INC	135,284.25
AQUATIC INFORMATICS INC	26,271.32
ARBOR PRO TREE SERVICES LTD	189,895.87
ARBUTHNOT COMMERCIAL PROPERTIES LTD	211,944.40
ARCADIS PROFESSIONAL SERVICES (CANADA) INC	54,331.20
ARSALAN CONSTRUCTION LTD	27,600.00
ART´S NURSERY LTD	35,163.97
ARTIC RENTS LTD DBA ACCESSIBILITY IN MOTION (AIM)	38,090.71
ASSERTIVE EXCAVATING AND DEMOLITION LTD	43,574.00
ASSOCIATED ENGINEERING (BC) LTD	333,617.73
ASSOCIATED FIRE SAFETY GROUP	251,633.47
ASTECH CONSULTANTS LTD	44,083.93

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Supplier Name	Amount ($)
ATKINSREALIS CANADA INC	97,201.46
ATS TRAFFIC LTD	70,009.71
AVENUE MACHINERY CORP	168,250.85
AVIATION GROUND FUELING TECHNOLOGIES (2020) LTD	224,540.57
B&B CONTRACTING (2012) LTD	70,304.90
B&B HEAVY CIVIL CONSTRUCTION LTD	33,589,833.75
BA BLACKTOP LTD	84,166.41
BAGS & STUFF PACKAGING LTD	47,876.12
BARKING CROW MAINTENANCE	45,015.63
BC AIR FILTER LTD DBA PACIFIC AIR FILTER	32,880.75
BC COMMUNICATIONS INC	62,283.53
BC EVENT MAKERS LTD	28,273.50
BC HYDRO & POWER AUTHORITY	4,486,400.38
BCI CONSULTING INC	79,384.64
BEECHWOOD LANDSCAPE SERVICES	27,364.35
BENCHMARK ESTATE (2009) LTD	30,160.00
BINPAL ENGINEERING LTD	67,431.25
BIOMAXX WASTEWATER SOLUTIONS INC	53,786.63
BLACK MAMBA TREE SERVICE INC	141,707.50
BLACK PRESS GROUP LTD	64,191.18
BLUE DROP WATER WORKS LTD	120,861.00
BORTOLO AND SONS PAVING CO LTD	63,317.00
BRAUN GEOTECHNICAL LTD	32,602.50
BROGAN FIRE & SAFETY	333,398.54
BUNZL CLEANING & HYGIENE	121,457.91
BURNABY BLACKTOP LTD	84,885.92
C3 MAINLINE INSPECTIONS INC	25,519.76
CANADIAN LANDSCAPE & CIVIL SERVICES LTD	6,900,222.61
CANADIAN LINEN AND UNIFORM	77,665.74
CANADIAN NATIONAL	1,329,224.10
CANADIAN SPRINGS	26,811.74
CANASIA (BLOCK A) HOLDINGS LTD	205,000.00
CANDAT SYSTEMS	27,143.54
CANEM SYSTEMS LTD	1,596,359.57
CANTAFIO, JOHN AND SUSAN	275,000.00
CAO LAW CORPORATION, IN TRUST, THE	11,141,196.48
CARMICHAEL ENGINEERING LTD	458,532.14
CARSCADDEN STOKES MCDONALD ARCHITECTS INC	50,070.00
CARVOLTH DEVELOPMENTS LTD	330,740.59
CATALYST ENGINEERING INC	45,123.82
CDN ENERGY AND POWER CORP DBA CANADIAN ENERGY VANCOUVER	35,198.07
CDW CANADA CORP	91,907.93
CEDAR CREST LANDS (BC) LTD	5,514,801.00
CEDAR RIM NURSERY LTD	226,799.07
CENTAUR PRODUCTS INC	402,981.55

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CENTRAL LANGLEY INVESTMENTS LTD	49,626.00
CENTRALSQUARE CANADA SOFTWARE INC	211,392.77
CGI INC	33,223.63
CHEM-AID SERVICES INC	25,857.25
CIMCO REFRIGERATION	55,850.02
CINTAS CANADA LTD	37,934.10
CISCO SYSTEMS CAPITAL CANADA CO	145,304.02
CLEARTECH INDUSTRIES INC	208,181.69
CLEARVIEW DEMOLITION LTD	426,149.05
CLEARWAY CONSTRUCTION INC	891,898.20
COBRA ELECTRIC SERVICES LTD.	9,723,709.81
COLLINGWOOD APPRAISALS LTD	41,828.00
COMMERCIAL TRUCK EQUIPMENT CORP	330,709.77
COMPLETE POWER SYSTEMS LTD	127,255.44
COMPUGEN INC	156,360.50
CONCORD EXCAVATING & CONTRACTING LTD	29,750.00
CONSOLIDATED ENVIROWASTE INDUSTRIES INC	62,769.08
COREPM SERVICES LTD	193,093.10
COUNTRY LUMBER LTD	147,449.08
CULLEN WESTERN STAR TRUCKS LTD	175,884.64
CUMMINGS TRAILER SALES & RENTALS	47,219.11
CWPC PROPERTY CONSULTANTS LTD	49,175.00
DAKTRONICS CANADA	33,009.50
DAMS FORD LINCOLN SALES LTD	101,178.79
DB PERKS & ASSOCIATES LTD	149,134.11
DCH EXCAVATING LTD	2,110,877.09
DECCAN INTERNATIONAL	49,008.65
DENBOW TRANSPORT LTD	33,933.98
DENTONS CANADA LLP	151,102.96
DERKESON, CHRISTINA	40,106.84
DEXTERRA GROUP INC	378,401.35
DINESEN NURSERIES LTD	142,314.19
DLF CANADA INC DBA PREMIER PACIFIC SEEDS	122,958.97
DMD & ASSOCIATES LTD	113,990.79
DONALD FLOORING CONTRACT SALES LTD	86,498.77
DOUGNESS HOLDINGS LTD	402,123.70
DRIVING FORCE INC, THE	477,360.12
DUTCH DOOR HARDWARE LTD	82,051.06
EAGLE BUILDERS LP	2,333,175.87
EAST-WEST BUILDING MAINTENANCE LTD	188,925.00
EB HORSMAN & SON	209,265.39
EBURNE, JOSHUA	33,000.00
ECOLIGHTEN ENERGY SOLUTIONS LTD	27,015.00
E-COMM, EMERGENCY COMMUNICATIONS FOR BC INC	987,712.86
ECONOLITE CANADA INC	348,244.46

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ECORA ENGINEERING & ENVIRONMENTAL LTD	25,706.20
ELECTION SYSTEMS & SOFTWARE CANADA ULC	43,237.67
ELITE FIRE PROTECTION LTD	196,649.87
ELK FITNESS REPAIR INC	35,355.44
EMCO CORPORATION	473,161.89
EMERALD GREEN MECHANICAL LTD	739,597.05
ENCOM WIRELESS DATA SOLUTIONS INC	53,253.90
ENTITY MECHANICAL LTD	189,789.10
EP ENGINEERED PUMP SYSTEMS LTD	39,979.48
ESRI CANADA LTD	124,419.60
EVOQUA WATER TECHNOLOGIES LTD	65,111.73
FACE00 VENTURES INC.	37,500.00
FALCON EQUIPMENT LTD	37,790.30
FARM-TEK TURF SERVICES INC	532,328.30
FAST + EPP STRUCTURAL ENGINEERS INC	189,962.50
FIELDS TREE SERVICE INC	140,072.50
FIRST LIGHT ENERGY SOLUTIONS LTD	58,900.00
FLOCOR INC	26,320.86
FLOW ENGINEERING INC	57,707.03
FOCAL ENGINEERING INC	47,600.00
FORESEESON EVSE TECHNOLOGY INC	200,259.82
FORTISBC	1,538,428.24
FRANCES ANDREW SITE FURNISHINGS LTD	25,180.65
FRANCOTYP-POSTALIA CANADA INC	106,329.36
FRASER CITY INSTALLATIONS (1989) LTD	164,044.00
FRASER VALLEY EQUIPMENT LTD	74,891.14
FRASER VALLEY REFRIGERATION LTD	117,479.20
FRASER VALLEY REGIONAL LIBRARY	5,573,745.32
FRED SURRIDGE LTD	58,624.66
FRONTIER POWER PRODUCTS ULC	86,034.07
GB PROJECTS LTD	178,244.61
GCL CONTRACTING INC	2,613,595.60
GDM GREYSTONE DESIGN MANAGEMENT CONSTRUCTION LTD	440,608.18
GEN3 ELECTRIC LTD DBA EARTHFORCE HYDROVAC	399,147.51
GENUMARK INC	30,889.89
GEOWEST ENGINEERING LTD	82,867.55
GFL ENVIRONMENTAL SERVICES INC.	219,260.61
GHD DIGITAL (CANADA) LIMITED	69,613.62
GOERTZEN INDUSTRIAL GROUP LTD	44,859.41
GRAHAM CONSTRUCTION & ENGINEERING LP	780,374.42
GRAND & TOY	41,339.18
GREATER VANCOUVER SEWERAGE & DRAINAGE DISTRICT	21,486,478.35
GREATER VANCOUVER WATER DISTRICT	16,629,888.92
GREGG DISTRIBUTORS LP	92,870.18
GUILD YULE LLP	126,109.38

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HABITAT SYSTEMS INC	1,484,989.65
HCMA ARCHITECTURE + DESIGN	123,855.00
HEIDELBERG MATERIALS CANADA LTD	36,278.72
HERITAGE OFFICE FURNISHINGS LTD	109,560.83
HIGHANGEL TECHNICAL GROUP INC	32,525.86
HI-LITE TRUCK ACCESSORIES LTD	40,066.00
HILTI CANADA CORPORATION	95,610.45
HITEX NORTH AMERICA LTD	206,001.60
HOLACO CONSTRUCTION (1997) LTD	344,829.97
HOOTS BICYCLE ACCESSORIES LTD	28,275.00
HORIZON LANDSCAPE CONTRACTORS INC	46,925.86
HS MCDONALD CONTRACTING	71,500.00
ICBC	731,040.95
ICONIX WATERWORKS LP	166,222.81
IDRS	186,091.62
IMAGE PAINTING & RESTORATION LTD	62,480.45
IMPERIAL DADE CANADA INC	163,886.99
INDUSTRA CONSTRUCTION CORP	9,216,683.52
INFOR (CANADA) LTD	239,672.61
INLAND TRUCK & EQUIPMENT LTD.	33,906.22
INTERPROVINCIAL TRAFFIC SERVICES LTD	255,948.90
INTERVISTAS CONSULTING INC	129,000.00
INTROBA CANADA LLP	30,000.00
IRON MOUNTAIN CANADA OPERATIONS ULC	35,072.90
IRONMAN DIRECTIONAL DRILLING LTD.	50,066.56
ISL ENGINEERING & LAND SERVICES LTD	450,562.62
J COTE & SON EXCAVATING LTD	74,088.12
JACK CEWE CONSTRUCTION LTD	798,918.40
JMP LANDSCAPING & CITYSCAPE SOLUTIONS INC	64,130.74
JOHNSTON DAVIDSON ARCHITECTURE + PLANNING INC	780,606.61
JOINT FORCE TACTICAL LTD	33,868.77
JUN, JUNG SIK & GI HYUN	163,381.00
JUST MECHANICAL LTD	75,932.00
KENDRICK EQUIPMENT (2003) LTD	30,780.38
KERR WOOD LEIDAL ASSOCIATES LTD	571,448.31
KEYSTONE ENVIRONMENTAL LTD	36,501.26
KINETIC CONSTRUCTION LTD.	8,686,582.92
KITT EQUIPMENT LTD	58,798.11
KMBR ARCHITECTS PLANNERS INC	51,180.04
KONICA MINOLTA BUSINESS SOLUTIONS (CANADA) LTD	55,544.51
KONTUR GEOTECHNICAL CONSULTANTS INC.	48,671.83
KOTANKO, JOLENE	58,300.00
KPMG LLP	140,350.00
KRONOS CANADIAN SYSTEMS INC	25,680.00
KTI LIMITED	67,152.30

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Supplier Name	Amount ($)
LAFARGE CANADA INC	663,784.45
LANDMARK BUILDING MAINTENANCE	61,997.08
LANGLEY ANIMAL PROTECTION SOCIETY	723,613.44
LANGLEY CONCRETE & TILE LTD	56,085.98
LANGLEY ENVIRONMENTAL PARTNERS SOCIETY	326,033.70
LANGLEY FACILITIES SOCIETY	1,913,667.00
LANGLEY MINOR HOCKEY ASSOCIATION	39,000.00
LANGLEY, CITY OF	1,002,700.40
LARK PROJECTS LTD	56,465,485.06
LEGACY ENVIRONMENTAL LTD	33,353.18
LEKU, SADIK AND FATMIR	37,878.00
LIDSTONE & COMPANY	1,803,297.06
LIFESAVING SOCIETY	35,830.42
LIFESTYLE EQUIPMENT (2002) LTD	51,950.96
LOGITEK TECHNOLOGY LTD DBA QLOGITEK	27,515.05
LONG VIEW SYSTEMS CORP	402,685.55
LUCIDEA TECHNOLOGIES CORP	25,625.43
MACEDON CONSTRUCTION LTD	46,337.50
MACK KIRK INDUSTRIES LTD	43,357.00
MAINLAND CONSTRUCTION MATERIALS ULC	418,144.30
MAINLAND ENERGY WORKS INC	712,006.84
MAINROAD MAINTENANCE PRODUCTS	102,267.16
MANULIFE FINANCIAL GROUP BENEFITS	3,876,503.90
MARINE ROOFING REPAIR & MAINTENANCE SERVICE (2003) LTD	35,446.23
MASDUCT COMMERCIAL SERVICES LTD	32,157.00
MATRIX VIDEO COMMUNICATIONS CORP	1,022,024.76
MCASPHALT INDUSTRIES LIMITED	54,523.03
MCCONCHIE LAW CORPORATION	72,099.34
MCELHANNEY LTD	1,209,232.44
MCRAES SEPTIC TANK SERVICE (FV) LTD	435,040.78
MCW CONSULTANTS LTD	276,375.54
MECHANICAL ADVANTAGE INDUSTRIES LTD	83,008.90
MERKLINGER ICEMAKING CO	77,939.14
MERLETTI CONSTRUCTION (1999) LTD	142,552.91
METERCOR INC	463,671.36
METRO MOTORS LTD	669,735.63
METRO TRAFFIC LTD	3,129,374.83
METRO VANCOUVER REGIONAL DISTRICT	12,036,456.78
MICROSOFT CANADA INC	656,767.44
MINISTER OF FINANCE	2,970,797.41
MIOVISION TECHNOLOGIES INCORPORATED	25,818.68
MODERN NIAGARA VANCOUVER INC	228,036.05
MOMENTUM REALTY INC.	273,319.20
MOTION INDUSTRIES (CANADA) INC	150,731.87
MPOWERED VENTURES LTD	57,806.58

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Supplier Name	Amount ($)
MULTIVISTA CONSTRUCTION DOCUMENTATION ULC	43,837.09
MUNICIPAL PENSION PLAN	8,927,849.73
MWL DEMOLITION LTD	69,943.00
NAHANNI TRUCK & TRAILER REPAIR LTD	86,285.15
NATIONS FIRST CONTRACTING	160,140.00
ND GRAPHICS INC	33,407.90
NEBULA CYBERSECURITY GROUP LTD	221,000.78
NEW RHODES CONSTRUCTION INC	1,207,174.93
NEWLANDS LAWN & GARDEN MAINTENANCE	215,432.28
NONIS ELECTRICAL SERVICES	51,834.82
NORSTONE EXCAVATING	145,054.79
NORTHWEST HYDRAULIC CONSULTANTS LTD	125,360.00
NORTON ROSE FULBRIGHT CANADA LLP	1,389,961.37
NOVA POLE INTERNATIONAL INC	32,628.58
NUCOR ENVIRONMENTAL SOLUTIONS LTD	71,842.56
NUQO MODULAR INC.	120,000.00
OAKCREEK GOLF & TURF LP	34,812.61
OCEAN MARKER SPORT SURFACES (2014) LTD	417,083.00
OCEAN PARK FORD SALES LTD	31,330.53
OTTER FARM & HOME CO-OP	110,821.93
PACE SOLUTIONS CORP	74,423.40
PACIFIC ACE SPORTS SURFACES & EQUIPMENT LTD	50,270.00
PACIFIC AIRCRAFT SERVICES LTD	282,134.50
PACIFIC BLUE CROSS	759,743.99
PACIFIC CASA CONSTRUCTION INC	298,987.51
PACIFIC EVERGREEN REALTY LTD	245,200.20
PACIFIC FLOW CONTROL LTD	166,404.72
PALADIN TECHNOLOGIES INC	459,391.96
PALAHI LOGGING & SPECIALTY PRODUCTS INC	28,000.00
PARA SPACE LANDSCAPING INC	25,768.02
PARK N PLAY DESIGN COMPANY LTD	228,842.62
PARKER JOHNSTON INDUSTRIES LTD	471,141.38
PARKWORKS SOLUTIONS CORP	332,757.16
PATEL, ANUGRAH DBA DRONE LIGHT SHOW CANADA INC	53,500.00
PBX ENGINEERING LTD	142,312.50
PENINSULA PLASTICS LTD DBA NOVA PRODUCTS	62,724.30
PERFECTMIND INC	82,012.73
PETRO-CANADA LUBRICANTS INC	28,180.12
PETROVALUE PRODUCTS CANADA INC	713,471.27
PIONEER MANUFACTURING COMPANY DBA PIONEER ATHLETICS	32,840.40
PIONEER PAVING LTD	60,662.00
POLAJZAR, MIRJANA	165,000.00
POLYWEST LTD	59,996.15
POOKT PET WASTE SOLUTIONS INC	153,098.40
POWER TRACTOR REPAIR A DIV OF HPA MOTORSPORTS INC	96,348.42

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PRAIRIECOAST EQUIPMENT	51,741.37
PRECISE MRM LLC	98,238.84
PRECISION AUTO SERVICES LTD	42,816.80
PRODUCTION POWER CORPORATION	46,800.00
PROFESSIONAL CARPET REPAIR SERVICES INC	30,033.33
PROFIRE EMERGENCY EQUIPMENT INC	26,392.58
PRO-SHINE FLEET WASHING	36,833.00
PRO-SPEC PRODUCTION SERVICES LTD	30,313.10
PURE TECHNOLOGIES LTD	45,360.00
PWL PARTNERSHIP LANDSCAPE ARCHITECTS INC	248,962.02
QUANTUM LIGHTING INC	49,151.10
R F BINNIE & ASSOCIATES LTD	1,206,185.73
RAINTREE LANDSCAPING & MAINTENANCE	77,915.00
RAM MECHANICAL LTD	38,975.35
READ JONES CHRISTOFFERSEN LTD	173,053.43
RECEIVER GENERAL FOR CANADA	35,205,242.23
REGEHR CONTRACTING LTD	13,747,777.44
REMDAL PAINTING & RESTORATION INC	41,406.00
RESA CANADA INC	74,279.00
RICHCO CONTRACTING LTD	465,534.45
RICHMOND ELEVATOR MAINTENANCE LTD	25,190.00
RIDGELINE EXTERIORS INC DBA CHILLIWACK ROOFING	176,629.86
RIMKUS CONSULTING GROUP CANADA INC	52,300.00
RITEWAY TREE SERVICE LTD	246,242.54
RIVERSHED SOCIETY OF BC	267,844.77
RIVERWEST GENERAL CONTRACTORS LTD	146,612.71
RNF INDUSTRIES CORPORATION	34,372.00
ROADWAY TRAFFIC PRODUCTS LTD	26,086.61
ROBERTSON ELECTRIC WHOLESALE BC LTD	51,166.92
ROCKY MOUNTAIN PHOENIX	39,305.14
ROE ENVIRONMENTAL INC	132,845.18
ROGERS COMMUNICATIONS CANADA INC	47,081.66
ROGERS WIRELESS	190,788.76
ROLLINS MACHINERY LIMITED	44,060.50
ROPER GREYELL LLP	566,332.22
ROSBERG SAWATZKY LLP, "IN TRUST"	2,260,826.95
ROSE SECURITY SERVICES	81,320.38
ROWND ABOUT ROADSAWING LTD	63,806.00
ROYAL LASER MFG INC DBA ENVYROZONE	69,900.72
RSOLUTIONS CORP DBA ARCTIQ INC	47,980.00
S.I. SYSTEMS PARTNERSHIP	280,085.50
SAFE SOFTWARE INC	26,750.00
SALUS TECHNOLOGIES INC	43,442.00
SAPPHIRE SOUND INC	30,300.26
SCHOOL DISTRICT #35 (LANGLEY)	688,900.28

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SCOTT, ROBERT DBA PACIFIC NORTHWEST TREES & LANDSCAPE	205,800.43
SHAREZEN CONSULTING LTD	28,480.02
SHAW CABLESYSTEMS GP	57,754.84
SHERINE INDUSTRIES LTD	27,723.73
S-I IPVF CANADA INC	175,014.01
SIERRA WASTE SERVICES LTD	11,200,656.66
SIGMA SAFETY CORP	35,845.49
SMITH BROS. & WILSON (BC) LTD	1,455,937.41
SNAP ON TOOLS	29,895.25
SOFTCHOICE LP	420,339.36
SOLARWINDS	29,320.35
SOLIDCAD	46,896.17
SOUTH FRASER CUSTOM LANDSCAPES LTD	103,851.00
SOUTHERN RAILWAY OF BC LTD	72,884.38
SOUTHWEST CONTRACTING LTD	82,000.80
SPARTAN CONTROLS LTD	47,388.98
SPATIAL TECHNOLOGIES (2017) INC	36,926.26
SPECIMEN TREES WHOLESALE NURSERIES LTD	135,882.51
SPICERS CANADA ULC	51,400.68
SPORTSPLEX MANAGEMENT LTD	805,045.83
SQUIRREL SYSTEMS CANADA	73,828.67
STANBURY CONSTRUCTION LTD TRADING AS STANBURY CONSTRUCTION CONSULTING	57,346.83
STANTEC CONSULTING LTD	48,875.22
STONEWATER VENTURES (NO 182) LTD	215,533.71
SUNBELT RENTALS OF CANADA INC	33,712.03
SUNCOR ENERGY PRODUCTS PARTNERSHIP	1,821,446.73
SUPER SAVE DISPOSAL INC	133,177.51
SUPER SAVE FENCE RENTALS INC	31,895.90
SUPER SAVE HYDRO VAC INC	583,563.05
SUPERIOR PROPANE	111,300.81
SUPPORT SOHO INC	112,992.00
SURESPAN CONSTRUCTION LTD	111,269.62
SURREY, CITY OF	674,174.87
SURVEYMONKEY EUROPE UC	30,942.94
SUTTON ROAD MARKING LTD	650,270.70
SYKES AUDIO VISUAL HOLDINGS INC	40,316.21
SYSTEMSACCOUNTANTS INC	27,560.25
TAJPUR INVESTMENTS LTD DBA WEST CAN AUTO PARTS	36,291.64
TAMMY TSUI NOTARY CORPORATION, IN TRUST	2,253,602.83
TARGET LAND SURVEYING (SURLANG) LTD	33,050.00
TBI MANAGEMENT LTD	40,105.95
TECHNICAL SAFETY BC	35,172.87
TECHNOGYM CANADA INC	60,311.07
TELUS COMMUNICATIONS INC	471,174.26
TEN FEET SPORTS & ENTERTAINMENT LTD	51,278.55

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Supplier Name	Amount ($)
TERRALINK HORTICULTURE INC	136,161.62
TETRA TECH CANADA INC	307,314.26
THE GET GO INC DBA GGI ROAD & TRAFFIC	143,095.66
THE HOME DEPOT	127,986.09
TIMBRO CONTRACTING LTD	6,419,123.14
TOMKO SPORTS SYSTEMS INC	181,810.38
TOPLINE ELECTRIC MOTORS LTD	363,009.93
TOTER, LLC	141,937.92
TOURISM LANGLEY ASSOCIATION	54,999.96
TRAIL APPLIANCES LTD	30,021.93
TRAN, DAY CONG	200,000.00
TRANS CANADA TRAFFIC INC	58,808.37
TRANSWEST ROOFING LTD	178,576.18
TRECON MANAGEMENT LTD	28,050.00
TRIPLE THREE TRADING LTD	29,768.24
TUNG HOLDING INC	218,625.00
TURNBULL CONSTRUCTION PROJECT MANAGERS LTD	250,081.49
TURNING POINT TECHNOLOGY SERVICES INC	273,642.87
TYBO CONTRACTING LTD	1,807,661.76
UAP INC	46,767.00
UBS INDUSTRIES	39,484.02
ULINE CANADA CORPORATION	187,485.23
UNIT4 BUSINESS SOFTWARE CORPORATION	363,958.49
UNITED PACIFIC PATROL LTD	46,117.63
UNITED RENTALS OF CANADA INC	58,130.79
UNIVERSAL TRAFFIC (258) DBA VALLEY TRAFFIC SYSTEMS INC	33,112.24
URBAN SYSTEMS LTD	889,211.39
UTILIMARC LLC	26,452.59
VACTERRA HYDROVAC INC	190,119.97
VAL MART DOCK & DOOR SALES LTD	95,414.46
VALLEY POWER LINE CONTRACTING LTD	26,300.00
VALLEYSIDE CONTRACTING SERVICES LTD	232,876.00
VANCOUVER READY MIX INC	125,434.58
VANDERVEEN INVESTMENTS LTD	25,200.00
VANE LAWN & GARDEN SERVICES (1981) LTD	998,071.50
VANTAC ITS GROUP INC	34,738.79
VDZ + A CONSULTING INC	43,177.24
VELOSOLUTIONS CANADA WEST LTD	626,197.50
VI KINGS LOG HOME RESTORATION	31,970.00
VICTORIA PLAYCO INSTALLATIONS LTD	350,690.18
VRP HOLDINGS LTD	750,000.00
VULCAN METAL WORKS LTD	182,448.64
WARRINGTON PCI ITF FORTH GEN HOLDINGS LTD, LOST LAGOON HOLDINGS LTD, & BERKOCORP PROPERTIES CORP	101,575.28
WASP MANUFACTURING LTD	37,711.94
WATER STREET ENGINEERING LTD	31,310.75

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025
SCHEDULE OF PAYMENTS TO SUPPLIERS OF GOODS AND SERVICES

Supplier Name	Amount ($)
WEST COAST DISPOSAL LTD	44,465.28
WEST CREEK FARMS LTD	57,038.00
WESTERN EQUIPMENT LTD	40,347.41
WESTERN OIL SERVICES LTD	39,960.08
WESTERRA EQUIPMENT LP	25,202.39
WESTPORT CONSTRUCTION GROUP INC	1,989,459.02
WEX CANADA LTD	55,235.26
WFR WHOLESALE FIRE & RESCUE LTD	366,535.43
WHITESTAR PROPERTY SERVICES LTD	463,150.34
WJM CONTRACTING LTD	146,069.99
WOLSELEY CANADA INC	235,834.84
WORKLEAP PLATFORM INC DBA SHAREGATE	30,435.50
WORKSAFE BC	2,896,938.87
WRIGHT SBW SMITH ATHLETIC PARK JV	45,705,242.94
WSP CANADA INC	784,936.80
WURTH CANADA LIMITED	38,441.05
X10 TECHNOLOGIES INC	36,560.00
XEROX CANADA LTD	101,134.50
XL TURF LTD	829,750.00
XPERA RISK MITIGATION & INVESTIGATION LP	58,252.69
YBS YARD BEAUTIFICATION SERVICES LTD	33,577.20
YOUR TREE SOURCE	56,838.00
ZEDCOR SECURITY SOLUTIONS CORP	27,696.95
ZONE WEST ENTERPRISES LTD	43,759.26
Total Supplier Payments Exceeding $25,000	**$ 452,938,251**
Total Supplier Payments of $25,000 or less	**$ 6,264,813**
Grand Total Supplier Payments	**$ 459,203,064**

The Schedule of Payment to Suppliers of Goods or Services is prepared on a "cash basis". This total figure will vary significantly from the expenditures shown on the consolidated financial statements that are prepared on a consolidated basis using the accrual method of accounting due to various factors including:

- *Timing differences between the cash basis and accrual method;*
- *There are payments that are not considered expenditures including payments for capital assets, and debt principal repayments*
- *There are expenditures which do not involve an actual cash disbursement, for example, amortization and loss on disposal of assets*

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
FINANCIAL INFORMATION ACT REPORT
FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE OF GRANTS OR CONTRIBUTIONS

Association Name		Amount ($)
Tourism Langley Association		825,065
Langley Arts Council		103,750
Salvation Army Gateway of Hope		100,000
Total Grants & Contributions Exceeding $25,000	**$**	**1,028,815**
Total Grants & Contributions of $25,000 or less	**$**	**343,358**
Total of All Grants & Contributions	**$**	**1,372,173**



Annual Report 2025

For Fiscal Year Ending December 31 • Published June 2026

Township of Langley
Est. 1873



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Mayor's Message

Another year of getting things done for our communities.

2025 marked another year of record delivery on our commitments to the Township of Langley. Amid continued growth, significant capital investments actioned by this Council reached completion. We remain focused on building a more complete, livable community with the infrastructure, services, and amenities our residents deserve.

Much like others, the Township of Langley is not immune to cost pressures and economic challenges. Council, staff, and I continue to work collaboratively to maintain one of the lowest property tax rates in Metro Vancouver. Council reduced the core municipal services cost 0.4%, building on savings from 2023 and 2024. Additional property tax and utilities funded debt, initiated by previous councils was paid off, building on the Langley Events Centre debt paid off in 2024. This allows us to manage inflation and rising costs while protecting the services residents rely on. This doesn't prevent us from making record investments in infrastructure, supported by sustainable and record revenue from development.



208th Phase One

In 2025, we added 11 firefighters, 2 RCMP officers, and 2 bylaw officers, part of our ongoing commitment to ensure service levels keep pace with population growth. Bylaw Enforcement launched a new Commercial Vehicle Enforcement program, and sixteen joint force operations resulted in 598 inspections, 311 vehicles placed out of service, and 33 towed on the spot. Work on the de-integrated RCMP detachment advanced significantly. On May 10, 2025, after two years notice to the City of Langley, our RCMP Detachment officially became autonomous. Council also funded major upgrades to the Detachment Building, including interior expansions and security improvements.

This year brought major momentum on capital projects. Phase One of 208 Street from 64 Avenue to 72 Avenue was completed, with Phase Two to 76 Avenue finishing by spring and Phase Three to 81 Avenue by summer. Work on 80 Avenue from 204 Street to 212 Street is underway, with finished sidewalks, treed medians, protected active transportation, and a new pedestrian crossing at 207 Street. The first section of the new 212 Connector on 74 Avenue was completed. Council also approved the project to complete 86 Avenue between 200 and 202 Streets, along with Old Yale Road repairs including new sidewalks, traffic calming, and culvert replacements.



New pickleball courts at the Langley Events Centre



Completed upgrades at Noel Booth Community Park



Grand opening of the new Pump Track at Yorkson Community Park

Major upgrades at Yorkson Community Park were completed, including a new rugby field, a pick up and drop off loop, parking, and the best, most accessible playground the Township has ever built, with work on new bathrooms and spray park to finish by summer of 2026. Phase One of the new Smith Athletic Park officially opened. When fully finished, it will be part of a 35+ acre education and youth soccer athletic campus, built for today and the future of Langley. A new Fire Hall No 5 for Brookswood-Fernridge moved along significantly, set to be finished early in 2026. The Township now has eleven dedicated pickleball courts at Langley Events Centre, with lighting, and the outdoor tennis courts at Walnut Grove Community Park were resurfaced.

Starting in 2025, water, sewer, garbage, and recycling services were separated from property taxes, a change Council unanimously approved in June 2024. This allows the Township to roll out a modern, voluntary residential water metering program, now underway. We also added resources to process building permits faster, improved service levels for community maintenance and snow removal, and introduced resident-priority access for all registered recreation programs. Council approved additional investments for community events and grant programs, and moved forward with business licensing reforms and reduced secondary suite fees.

The 2025 Traffic Calming program completed 11 more locations, including improvements around schools and parks. Council also approved traffic calming, new crosswalks, and other improvements for Walnut Grove Drive, to be completed for the 2026/2027 school year.

In housing and planning, grants up to $42.5 million were secured by the Township under the BC Builds program, which would be among the largest grants in Township history. They are for approximately 250 new rental units across 2 projects in Willoughby and Aldergrove within the new Langley Housing Trust, with 30% of units below market. The new Fort Langley Library at salishan place opened, and the historic Haldi House is finally being restored for public use. Council also completed a draft strategic plan for the Langley Regional Airport and made the decision to pay off debt at Langley Events Centre and other projects, improving our long-term fiscal position.

As we look ahead, Council remains committed to ensuring that growth is accompanied by the infrastructure, parks, and recreation facilities that make Langley a great place to live. Approved for 2026: more of 80 Avenue, 86 Avenue, 202 Street, more of the 212 Connector.

I want to thank our management and staff for their continued dedication to Langley. Whether delivering programs, maintaining roads and parks, overseeing capital projects, or managing day-to-day operations, their efforts keep the Township running smoothly and moving forward. 2025 was another demanding year with significant achievements, and I am proud of all that we have accomplished together



Eric Woodward, Mayor

2025 – 2026 Council



Seated – left to right:

Councillor Michael Pratt
Councillor Rob Rindt
Mayor Eric Woodward
Councillor Steve Ferguson
Councillor Kim Richter

Standing – left to right:

Councillor Blair Whitmarsh
Councillor Tim Baillie
Councillor Barb Martens
Councillor Margaret Kunst

2025 Committees

Local and regional committees involving Council, employees, and community members are important for representing the Township of Langley on a variety of civic matters and emerging issues.

Council Advisory Committees

- Agricultural Advisory Committee
- Heritage Advisory Committee
- Recreation, Culture, and Parks Advisory Committee
- Seniors Advisory Committee

Legislative Requirement Appointments

- Board of Variance
- Parcel Tax Roll Review Panel

Governance Appointments

- The Mayors' Council on Regional Transportation

Organizational Appointments

- BC Farm Machinery and Agriculture Foundation (AGM only)
- E-Comm Board of Directors
- Fraser Valley Regional Library Board
- Healthier Community Partnerships
- Joint School District No. 35/Municipal Liaison Committee
- Langley Local Immigrant Partnership
- Langley Supportive Housing Project Community Advisory Committee
- Langley Sustainable Agriculture Foundation
- Metro Vancouver Indigenous Relations Committee
- Metro Vancouver - Board
- Metro Vancouver - Air Quality and Climate
- Metro Vancouver - Finance and Intergovernment
- Metro Vancouver - Housing Committee
- Metro Vancouver - Liquid Waste
- Metro Vancouver - Mayors' Committee
- Metro Vancouver - Regional Culture Committee
- Metro Vancouver - Regional Parks Committee
- Metro Vancouver - Regional Planning Committee
- Metro Vancouver - Water
- Metro Vancouver - Zero Waste Committee
- Municipal Finance Authority
- Salvation Army Gateway of Hope Community Council
- Tourism Langley Board of Directors
- TransLink Board



Administrator's Message

A greeting from the Chief Administrative Officer.

It is my privilege to present the Township of Langley's 2025 Annual Report. This report provides an overview of municipal services, operations, and financial performance, as well as progress on the priorities established by Council.

As I complete my first full year as Chief Administrative Officer, I remain honoured to serve this growing community and to work alongside a dedicated and professional organization. Having now spent several years with the Township, I am proud to support Council's vision of making the Township of Langley the best place to live, work, play, learn, and do business.

2025 was a year of meaningful progress across a broad range of initiatives. The organization delivered on key Council priorities and advanced major capital projects, including the completion of Phase One of 208th Street and the opening of the Smith Athletic Park Campus. These projects represent years of planning and coordination across multiple departments and reflect the Township's continued investment in infrastructure to support a growing community.

We also made important improvements within our Civic Facility. The renovation of the Fraser River Presentation Theatre enhanced accessibility and improved the delivery of Council meetings. This work supports greater public participation and reflects our ongoing commitment to accessibility and transparency in local government.



208th Street construction

Throughout the year, staff continued to implement Council's workplan. This included infrastructure investment, enhancements to public safety, updates to land use planning in response to growth and provincial legislation, and the delivery of recreation and community amenities. I commend our staff for keeping up with the workload that Council has actioned on behalf of the community.

Our community continues to host many regional, provincial, and national events, and we were pleased to welcome the 2025 BC Curling Championships at George Preston Recreation Centre. This is not only a testament to our tremendous hospitality, but also a highlight of both the strength of our community and the quality of our facilities. 2025 wasn't without its challenges, and tariffs affecting key capital projects have had an impact, but our team has been resilient in adapting to changing circumstances and continuing to be stewards of public resources while maintaining service delivery.

Looking ahead to 2026, several major initiatives will continue to advance, including transportation improvements, new recreation infrastructure, and further investments in public safety. The Township remains well positioned to support continued growth while maintaining the services and amenities our community expects. It is an exciting time to be a Township resident, and I look forward to the fruition of these initiatives and projects as we continue to grow together. On behalf of the entire Township of Langley team, thank you for the opportunity to serve.

So, with that, time to roll up my sleeves and get back to work. As the Township motto says, Nothing Without Effort!



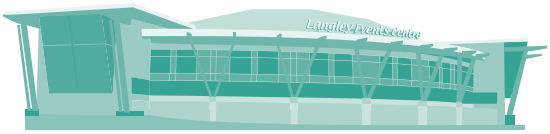
Chanpreet Kooner, Chief Administrative Officer

Township at a Glance

The Township of Langley takes pride in offering world-class infrastructure, amenities, and services to provide an exceptional quality of life for those who live, work, play, learn, and do business here.

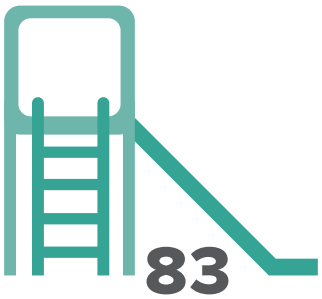
POPULATION
154,122

7,639
ACTIVE BUSINESS
LICENCES



7
RECREATION CENTRES
AND
CULTURE FACILITIES

95
PARKS



83
PLAYGROUNDS



138
SPORT FIELDS
INCLUDING BASEBALL DIAMONDS



2,121
HOUSING STARTS



47 BRIDGES



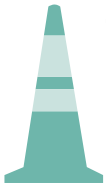
PERMISSIVE TAX EXEMPTIONS
$1,594,608



34
SANITARY SEWER LIFT STATIONS



114
ELECTRIC VEHICLE CHARGING PORTS
ACROSS THE TOWNSHIP



CONSTRUCTION VALUE IN BUILDING PERMITS
$1.022 BILLION

7 **FIRE HALLS**

KILOMETRES OF WATER MAINS 599



$587,133
COMMUNITY AND CAPITAL IMPROVEMENT GRANTS

923 KILOMETRES OF ROADWAYS

Community Information

The Township of Langley acknowledges that we are on the traditional territories of the q̓ʷɑ:ƛ̓ən̓ (Kwantlen), q̓ic̓əy̓ (Katzie), Se'mya'me' (Semiahmoo) and Máthkwi (Matsqui) First Nations.

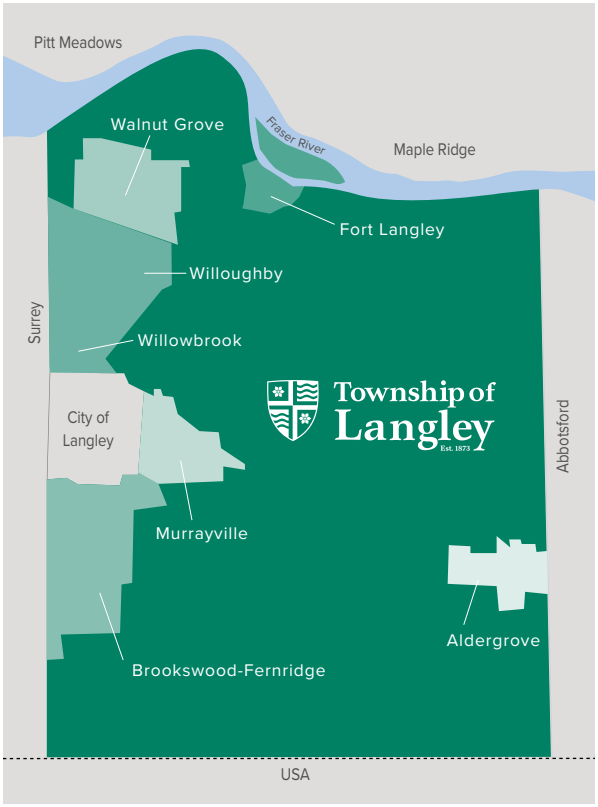
Incorporated in 1873, the Township of Langley has deep roots in our province's history. It was in Fort Langley – the birthplace of BC – where Governor James Douglas made the proclamation which created the crown colony of British Columbia in 1858.

Bordered by the Fraser River to the north, the United States to the south, and crossed by the Trans-Canada Highway, the Township of Langley is centrally located 45 minutes east of Vancouver in southwestern British Columbia and is part of both the vibrant Lower Mainland and the agriculture-rich Fraser Valley.

We are one of the fastest growing municipalities in Metro Vancouver, with a unique mix of rural and urban lifestyles and landscapes. A "community of communities," the Township is home to six urban centres, all with distinct attractions to discover.

An exceptional place to live, work, play, learn, and do business, the Township of Langley truly provides something for everyone.

To learn more about the Township of Langley, visit **tol.ca**.



Aldergrove

Population: 14,164

Features:

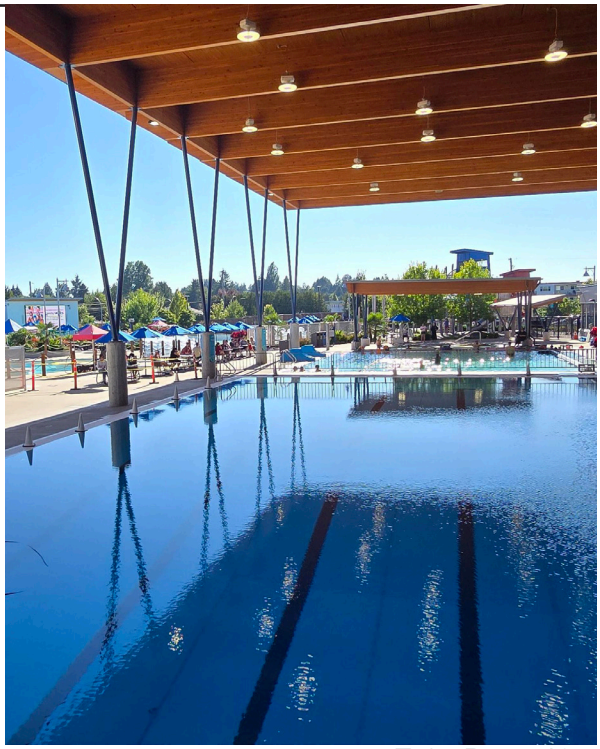
Housing, border crossing, festivals, golf courses, highway access, hotels, industrial area, manufacturing, restaurants, shopping, rural land, tourist attractions

Recreation, Culture, and Library Facilities:

Aldergrove Community Centre, Aldergrove Kinsmen Arts Centre, Aldergrove Library

Parks:

- Aldergrove Athletic Park
- Aldergrove Kinsmen Heritage Park
- Aldergrove Rotary Park
- Aldergrove Tot Lot
- Bertrand Creek Dog Park
- Creekside Park
- Fraser Greenway
- George E. Ross Park
- Jackman Wetlands Park
- Philip Jackman Park
- Springfield Park
- Vanetta Park



Brookswood-Fernridge

Population: 14,611

Features:

Housing, festivals, natural spaces and conservation areas, restaurants, service businesses, shopping, tourist attractions, fire hall

Recreation, Culture, and Library Facilities:

Brookswood Library, BMX Bike Track, George Preston Recreation Centre

Parks:

- Bell Park
- Brookswood Park
- Brookswood Skateboard Park
- Dale Ball Passive Park
- East Brookswood Park
- Highpoint Park
- Noel Booth Community Park
- Rees-Callard Natural Park
- Wiser Natural Area
- Zazulak Park
- 197 and 30 Park
- 197 and 44B Park



Fort Langley

Population: 3,822

Features:

Housing, golf courses, historic landmarks, service businesses, shopping, restaurants, tourist attractions, trails, waterfront

Recreation, Culture, and Library Facilities:

Fort Langley Library, Langley Rowing and Paddling Centre, salishan Place by the River

Parks:

- Bedford Landing Plaza
- Fort Langley Community Park
- Fort Langley Spirit Square
- Hudson Bay Park
- Marina Park
- Salmon River Natural Area



Murrayville

Population: 11,708

Features:

Housing, golf courses, historic landmarks, hospital, regional airport, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Murrayville Library, Rotary Club Interpretive Centre, W.C. Blair Recreation Centre

Parks:

- Arthur Rose Park
- Denny Ross Memorial Park
- Derek Doubleday Arboretum
- Five Corners Park
- James Hill Park
- Jubilee Parkette
- McLeod Athletic Park
- Murrays Corner Park
- Murrayville Outdoor Activity Park
- Old Yale Park
- Porter Park



Rural Area

Population: 27,797

Features:

Housing, agri-businesses, equestrian centres, farms, golf courses, tourist attractions, trails, cideries, distilleries, wineries

Parks:

- Bluff Park
- Brown Park
- Forest Knolls Park
- Gloucester Park
- Jackman Wetlands Park
- Kelly Lake
- Linton Harris Park
- McLellan Natural Forest Park
- McMillan Park
- Milaster Natural Park
- Milner Cairn
- Milner Park
- Nathan Creek Wetlands Park
- Otter Park
- Ponder Park
- Steele Park
- Williams Park



Walnut Grove

Population: 25,733

Features:

Housing, entertainment, golf courses, highway access, hotels, office towers, restaurants, service businesses, shopping, tourist attractions

Recreation, Culture, and Library Facilities:

Dean Drysdale Library, Redwoods Golf Course, Walnut Grove Community Centre

Parks:

- Alex Hope Park
- Derby Hills Park
- Discovery Town Park
- Walnut Grove Dog Off-Leash Park
- Dorothy Peacock Park
- East Munday Park
- Forest Hills Park
- Holmstead Park
- Hope Redwoods Natural Area
- James Kennedy Park
- McClughan Park
- Telegraph Trail Park
- Topham Park
- Walnut Grove Community Park
- West Langley Park
- Yeomens Heritage Parkette



Willoughby-Willowbrook

Population: 56,286

Features:

Housing, entertainment, highway access, hotels, office towers, restaurants, service businesses, shopping, transit exchange with parking

Recreation, Culture, and Library Facilities:

Langley Events Centre, Muriel Arnason Library, Willoughby Stadium, Willoughby Community Park Amphitheatre, Tennis Centre

Parks:

- Donna Gabriel Robins Park
- Ellens Park
- Goldenview Park
- James Anderson Park
- Jamieson Park
- Langley Meadows Park
- Langley Skateboard Park
- Lynn Fripps Park
- Meadows Edge Park
- Josette Dandurand Northeast Latimer Park
- R.C. Garnett Park
- Richard Bulpitt Park
- Routley Park
- Smith Athletic Park
- Smith Reservoir Park
- Warren Place Park
- West Willoughby Park
- Wiggins Place Park
- Willoughby Community Park
- Willowbrook Park
- Woodland Drive Park
- Yorkson Community Park



Community and Capital Improvement Grants

The total of all grants to non-profit organizations distributed in 2025 was $587,113.

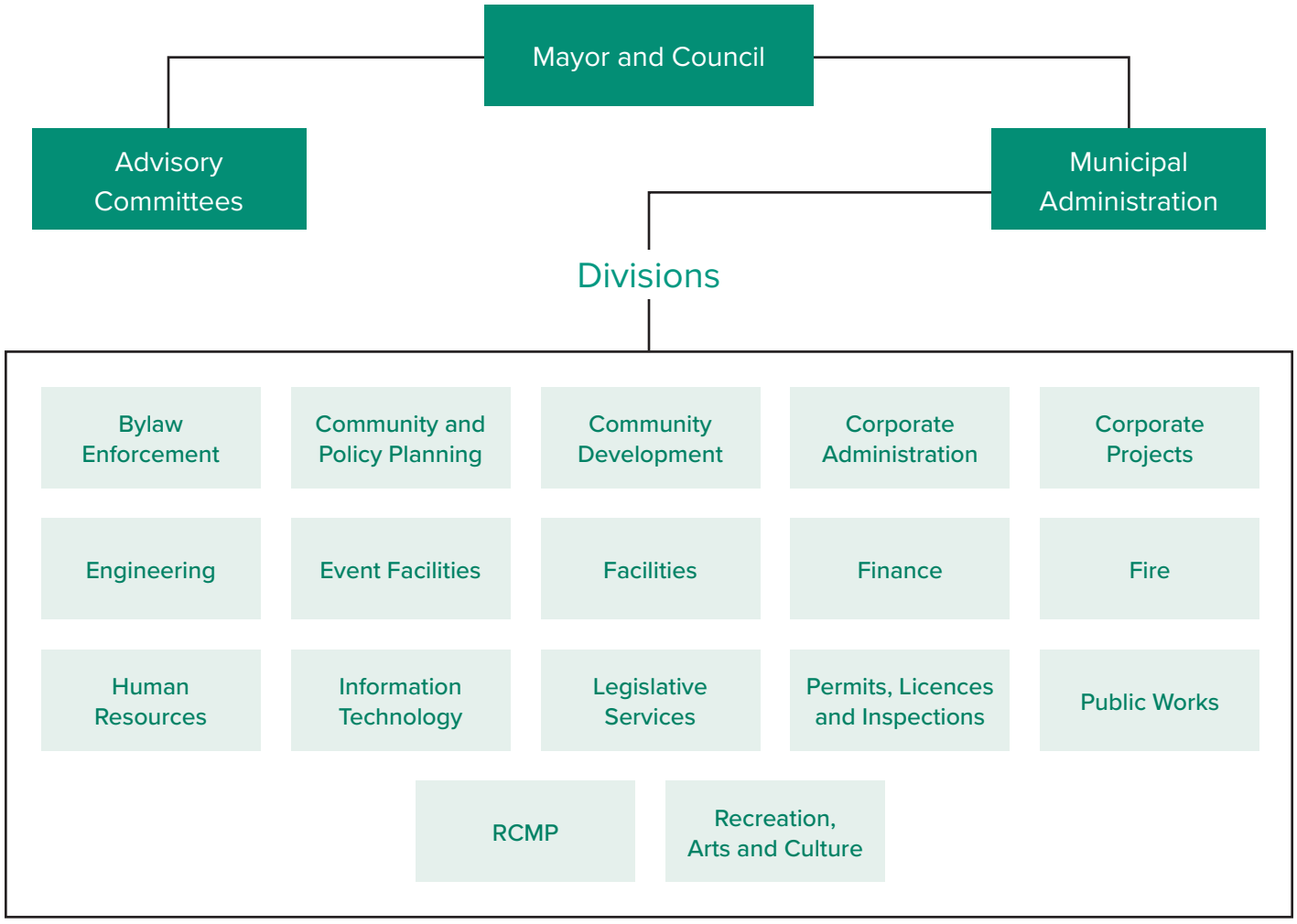
2025 Recipients

- 746 Royal Canadian Air Cadet Sponsor Committee
- Alder Grove Heritage Society
- Aldergrove Agricultural Fair and Festival Association
- Aldergrove Business Association
- Aldergrove Christian Academy
- Aldergrove Coghlan Hall Society
- Aldergrove Community Association
- Aldergrove Community Secondary
- Arboretum and Botanical Society of Langley
- Bard in the Valley
- BC Farm Museum Association
- BC Rugby Union
- Brookswood Secondary
- Brookswood Village Merchants Association
- Credo Christian School
- D.W. Poppy Secondary
- Encompass Support Services Society
- Fibromyalgia Well Spring Foundation
- Fort Langley Community Hall
- Fort Langley Community Association
- Fort Langley Community Improvement Society
- Fort Langley Jazz & Arts Festival
- Fort Langley Lions
- Fort Langley Remembrance Day Society
- Fraser Region Community Justice Initiatives Association
- Fraser Valley Adventist Academy
- Fraser Valley Diving Association
- Fraser Valley Ringette Association
- Gateway of Hope
- KidSport Langley
- Langley Animal Protection Society (LAPS)
- Langley Arts Council
- Langley Christian School
- Langley Community Chorus
- Langley Community Services Society
- Langley Dance Connections
- Langley District 4-H Senior Council
- Langley Fastball Association
- Langley Fine Arts School
- Langley Fundamental Middle & Secondary
- Langley Good Times Cruise In
- Langley Little Theatre Society
- Langley Meadows Community Association
- Langley Rotary Clubs Charitable Foundation
- Langley Seniors Secondary
- Langley Seniors Resources Society
- Langley Skating Club
- Langley Ukulele Association
- Langley Volunteer Bureau
- Milner Community Association
- Murrayville Cenotaph Remembrance Day Ceremony
- Murrayville Community Memorial Hall Association
- North American Hindus Association
- R.E. Mountain Secondary
- Royal Canadian Legion #265
- Run for Sobriety Association
- South Fraser Community Rail Society
- stal'ew' Arts and Cultural Society
- The Harmony Kids Foundation
- The King's School
- The Langley Foundation
- Thunderbird Fast Draw Club
- Vanguard Secondary
- Volunteer Cancer Drivers Society
- Walnut Grove Secondary
- Whytecliff Agile Learning Centre



Organizational Structure

Running a municipality the size of the Township of Langley requires a skilled and committed workforce. As of December 2025, the Township employed 1,546 regular full-time, regular part-time, and auxiliary employees.



Bylaw Enforcement

The Bylaw Enforcement Division serves and protects our community by upholding and enforcing local bylaws, promoting a safe and harmonious environment, and fostering a culture of compliance, education and community engagement. The division is made up of three departments that are responsible for investigating, documenting, processing and adjudicating complaints concerning bylaw infractions, as well as overseeing the Community Patrol Officer Program, Commercial Vehicle Enforcement Program, and Animal Control Program. The Bylaw Enforcement Division also collaborates with other departments to provide comprehensive services that improve the safety, cleanliness and overall wellbeing of the Township.

Community and Policy Planning

The Community and Policy Planning Division oversees the preparation and updating of the Official Community Plan, Community Plans and Neighbourhood Plans that are legal frameworks to achieve specific objectives for thoughtful renewal and sustainable growth. This is done in collaboration with other divisions and community stakeholders to provide the best possible quality of life for residents in the rural and urban areas of the Township.

In addition, Community and Policy Planning provides technical analysis, public engagement, and strategic implementation expertise for initiatives such as the Sustainability Charter, Agricultural Viability Strategy, Climate Action Strategy, Community Forest Management Strategy, Heritage Strategy, and Social Sustainability Strategy.

Community Development

Providing leadership for the development of a sustainable community, the Community Development Division is focused on creating neighbourhoods that meet the needs of the community now and in the future. The four departments in the division are responsible for coordinating activities and services related to development proposals, ensuring that growth and development in the Township complies with adopted plans, bylaws, policies and standards. This is done while encouraging the use of green features, establishing Development Cost Charges, and providing professional services and advice to the public, developers, consultants, staff and Council.

Corporate Administration

Strategic leadership and communication are key to success. The Corporate Administration Division provides comprehensive support in a broad range of business functions and expertise to the Council, municipal divisions, and the public. This division provides legal support to municipal divisions and the Council, oversees the acquisition, disposition, development and management of Township owned lands, and leads communications and marketing on behalf of the Township. Additionally, this Corporate Administration administers filming productions and manages the Township's Community and Capital Grants programs.

Corporate Projects

The Corporate Projects Division is developing the Township into a leading municipality by bringing together and supporting the right teams to plan, design and construct better facilities and parks in the Township, which in turn build a better community for residents and visitors to enjoy.

Working with consultants, user groups and others, this division is responsible for the development of new playgrounds, playing surfaces, buildings, public art, and landscape features. Corporate Projects also oversees the renovations of existing parks and recreation infrastructure, sets and maintains standards for parks, trails and public spaces, and collaborates with planning and construction staff to ensure the Township aligns with the pace and scale of growth in the community.

Engineering

The Engineering Division delivers a broad range of services and capital projects across the Township of Langley. The division provides customer service to residents and administrative support to the Engineering and Public Works Divisions, with staff based at the Civic Facility, Operations Centre, and Langley Regional Airport (YNJ).

Through four integrated departments, the division provides comprehensive service delivery. Airport operates Langley Regional Airport (YNJ), a certified day and night facility with two runways and three helicopter pads, supporting fixed-wing and rotary-wing operations. Engineering Administration and Business Support leads customer service and administrative coordination. Engineering Services delivers soil deposit/removal permitting, survey and design, and capital and local area service projects. Transportation manages safe mobility and the Township's road and active transportation network, including permits and coordination for construction activities and events that impact roads, and also leads the Transportation and Mobility Strategy.

Event Facilities

The Event Facilities Division oversees Langley Events Centre, Redwoods Golf Course, Willoughby Stadium and other event-driven facilities in the Township, in addition to the programming and coordination of numerous events at those facilities.

From setting standards across multiple venues to ensure a consistent presentation and experience, to assisting private and community groups who host events there, this division is committed to providing a first-class experience for both patrons and organizers. Event Facilities Division also creates competitive bid packages that highlight the Township as an ideal host location for local, regional, provincial, national and international events.

Facilities

The Facilities Division oversees the maintenance and operations of the Township's administration offices, recreation and community centres, fire halls, RCMP buildings and other municipal facilities. This division ensures that the buildings and operations run safely and efficiently, while exploring viable opportunities and options to reduce carbon emissions through energy management.

Facilities staff look after preventative maintenance of critical electrical and mechanical systems, ice resurfacing, pool maintenance, building repairs and improvements, and more.

In collaboration with other divisions, Facilities is involved in the planning, designing, and delivery of capital projects, ensuring each project is efficiently managed and meets the growing needs of surroundings communities.

Finance

Money matters and no one understands this better than the Finance Division, which manages the Township's fiscal affairs, monitors expenditures, ensures that internal financial systems operate effectively, and constantly looks for ways to deliver services more efficiently.

Finance staff ensure that taxes and utility charges are collected, goods and services are purchased, and suppliers and customers get paid. Finance also develops operating and capital budgets, manages liability claims and insurance, and generates annual and quarterly financial statements and reports.

Fire

The Township of Langley Fire Department (TLFD), also referred to as Protective Services – Fire Division, protects life, property, and the environment. This division is a composite fire service comprised of both career and paid call personnel. As of December 31, 2025, the department's staffing complement includes 119 IAFF career suppression firefighters, 60 paid call suppression firefighters, 6 fire prevention staff, 2 training officers, 7 chief officers, 4 administrative staff, and 1 emergency program manager. The department delivers fire protection and secondary emergency medical response services from seven strategically located fire halls across the Township. The division oversees emergency response operations and emergency management, fire prevention and education, fire inspections and investigations, and the ongoing training and professional development of all operational personnel.

Human Resources

This division takes care of one of our most important assets: our people. Human Resources (HR) provides services and resources to Township employees who are members of the Canadian Union of Public Employees Local 403, the International Association of Firefighters Local 4550, and our exempt team.

HR provides expertise on people-related issues, recruits employees, provides training and development, and ensures that a healthy and safe work environment for all employees is maintained. Human Resources also oversees collective bargaining and labour relations, provides job evaluations, organizes wellness initiatives, and processes payroll, T4s and benefits.

Information Technology

From hardware to software, fibre networks to telecommunications, and internal applications to the public-facing website, the IT Division supports all aspects of corporate technology at Township facilities, ensuring all systems are operating efficiently, effectively, and safely.

Four departments make up this division. Geomatic Services manages the Township's Geographic Information System (GIS) requirements, the corporate spatial database, maps production, and data analysis. IT Applications integrates, maintains and supports software applications and solutions. IT Operations responds to thousands of incidents and requests, and supports all technology hardware and infrastructure in Township facilities. IT Security protects information, systems and networks against unauthorized access, breaches and cyber threats.

Legislative Services

The Legislative Services Division provides administration support to Council and Council Advisory Committees and is responsible for creating Agendas and preparing accurate Minutes. This division maintains Township bylaws, provides access to records and archives, and oversees the Freedom of Information and Privacy programs.

Permits, Licences and Inspections

The Permits, Licences and Inspections Division oversees the application processes for building permits and business licences, ensuring compliance with Township bylaws and safety standards. They also coordinate permits for pools, hot tubs, wood stoves, demolitions, and sign installations. In line with energy efficiency goals, the Building Energy Department ensures the Township follows the BC Energy Step Code for new residential buildings. The Licences and Policies Department approves various business licences, including those for home-based, commercial, and industrial businesses. The Permits and Inspections Department ensures that all proposed buildings meet accepted standards through permit issuance and inspections and requires that all businesses hold a valid licence to operate in the Township.

Public Works

Public Works delivers the essential, day-to-day services that keep the Township of Langley operating safely and reliably. The Division supports residents and businesses by maintaining core infrastructure and public spaces through providing drinking water services, maintaining roads and right-of-way assets, supporting sanitary sewer and stormwater systems, coordinating garbage, organics, and recycling collection, and maintaining parks, trails, and the Township's trees.

Work is delivered through seven integrated Public Works departments that coordinate planning, maintenance, and response across shared assets to meet seasonal demands, service requests, and emergency events. Equipment and Fleet maintains municipal vehicles, including Fire, as well as equipment, and provides fueling services. Infrastructure Assets manages Township infrastructure data and oversees operations for the Fort Langley, Murrayville, and Langley Lawn cemeteries. Parks Operations maintains parks, trails, and horticulture, and addresses invasive species and tree-related issues. Roads Operations maintains roads, sidewalks, and boulevards and provides snow and ice control along roadways. Solid Waste coordinates collection services, waste diversion initiatives, and community clean-up programs and events. Stormwater replaces, constructs, and maintains the gravity stormwater system. Utilities Operations operates and maintains the Township's water system and sanitary sewer infrastructure, along with stormwater pumping stations.

RCMP

Langley RCMP focuses on four major priorities: policing visibility and safety in the community; collaborating with community partners to support individuals who are unhoused and/or experiencing a mental health crisis; optimizing cross-jurisdictional response to major incidents; and strengthening the detachment's capacity to respond to Langley's growing and diverse population.

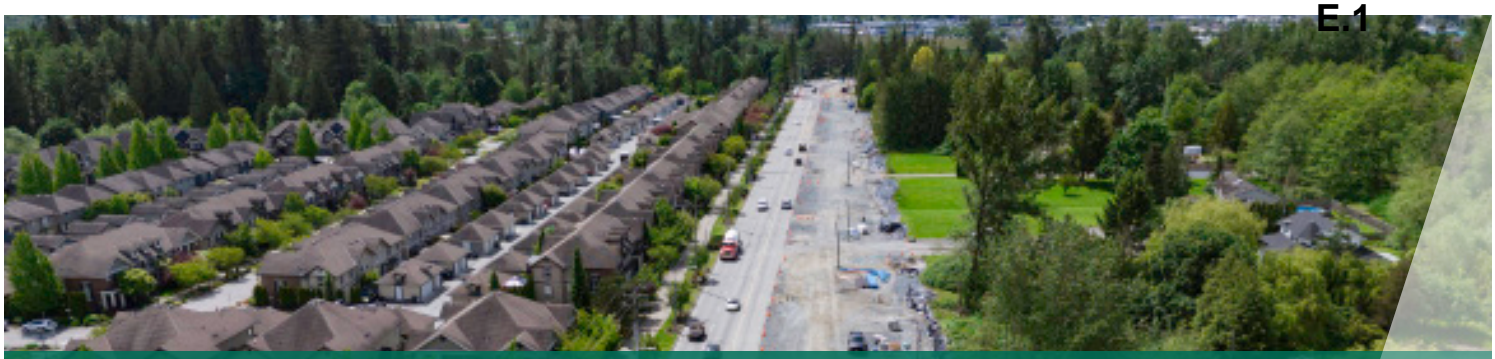
The detachment follows up on over 150 daily calls for service and investigates over 50,000 incidents each year, employing education and enforcement to reduce deaths and collisions. The detachment holds dedicated, uniformed front-line Watches that are supported by a Community Policing team, a dedicated Traffic Services team, and a Major Crime section. They also partner with schools and maintain strong ties with the q̓i ć əy̓ (Katzie), q̓ʷɑ:ƛ̓ən (Kwantlen), and Máthkwi (Matsqui) First Nations.

Recreation, Arts and Culture

The Recreation, Arts and Culture Division enhances community wellbeing by creating and promoting opportunities for people to learn, play and grow. From developing new skills and embracing our shared history, to experiencing the excitement of sports and fostering a healthy lifestyle, the Township of Langley offers something for everyone.

This division oversees museum collections, public art initiatives, library services through Fraser Valley Regional Library, and the operation of several community and recreational facilities, including pools, ice rinks, multipurpose centres. These include our unique water park at the Aldergrove Community Centre and our newest arts and culture centre – salishan Place by the River.

Our dedicated staff work alongside volunteer-driven not-for-profit stakeholders and community partners to deliver innovative programming that celebrates arts, culture, heritage, multiculturalism and recreation across the Township of Langley.



Strategic Outcomes

We Enhance Our Communities

The Township of Langley is a growing, thriving community that thousands of people each year are choosing to call home. In 2025, the Township made progress on major capital projects to meet community needs.

In Brookswood-Fernridge, construction progressed on the community's replacement Fire Hall. Framing and the mass timber roof are in place, and work continues on the building enclosure and surrounding site.

Development of 208 Street and the Willowbrook Connector moved forward with landscaping added to the median boulevards and completion of paving, pavement marking and signage from 64 Avenue to 72 Avenue.

Restoration of the historic Haldi House, a prominent heritage feature in Fort Langley, began. Preservation of this Edwardian-era house is a first step in the Fort Langley Public Waterfront Redevelopment Plan.

In Murrayville, road construction was substantially completed on Old Yale Road by the end of 2025. Curb and gutter, sidewalk, multi-use path and base paving were installed west of 216 Street to the municipal boundary.

The culvert on 40 Avenue between 208 Street and 216 Street was replaced, restoring access to this east-west corridor that had been closed due to major storm damage in 2024.

In 2025, the Fraser Highway Employment Lands Reference Plan moved through phases three and four of public engagement and was endorsed by Council. It aims to increase industrial land supply from rural land and provide more employment opportunities for Township residents.

The Township updated the Official Community Plan in response to new provincial housing legislation. Updates will help proactively meet the housing needs of a growing and diverse population, integrate new public transit routes and introduce additional transit-oriented development.

In addition to major transportation and development projects, the Township progressed on important sports facilities and parks.

The new ice and dry floor arenas at Langley Events Centre started taking shape. The roof and support structures were built, as mechanical and electrical installation work began.

Three new synthetic fields at the new Smith Athletic Park were completed and opened to user groups. Construction continues to move ahead on the indoor soccer training facility, shelters and grandstand at the park.

Two more parks in Willoughby-Willowbrook were improved in 2025 to help meet community needs. Eleven new pickleball courts opened at Willoughby Community Park, and the playground at that park was also upgraded with a new safety surface and play components. An upgraded pump track for bicycles and scooters is just one part of several major additions coming to Yorkson Community Park. The track opened with a new asphalt surface to provide a better experience for all riders.

We Invest in Our Infrastructure



Every year, more people are choosing to live and do business in the Township of Langley, and it is easy to see why. The Township takes pride in offering world-class infrastructure and continues to prioritize projects to keep pace with its growth.

Council authorized funding to design, construct and upgrade road networks that will help keep people and goods moving safely through the Township. These include the widening of 208 Street, 80 Avenue, and Fraser Highway, as well as upgrades to Old Yale Road. Large portions of these projects were completed in 2025.

Further enhancements to roads included traffic calming, culvert replacements and new traffic signals.

The Township also conducted public engagement to help shape a Transportation and Mobility Strategy that will provide guidance on sustainable transportation and incorporates the upcoming arrival of the Surrey-Langley SkyTrain and Bus Rapid Transit to the Township. Once completed, this new strategy will also consider equity and climate change, be a comprehensive guide to renewing and enhancing transportation infrastructure and will incorporate multi-modal transportation options.

A regional hub of commercial and private aircraft activity, the Langley Regional Airport (YNJ) continued to enhance its infrastructure. In 2025, YNJ completed its strategic plan, landed a $100,000 BC Air Access Program grant for a modern fuel system, and maintained high safety standards. YNJ successfully completed a full-scale emergency response exercise and a rigorous Transport Canada Process Inspection (audit) of the Emergency Response Program.

In addition to transportation and industry infrastructure, the Township also made progress on water infrastructure upgrades.

Major reservoir and pump projects are underway in the Township to continue to meet water demands.

A new Jericho booster pump station in the 20400 block of 73A Avenue will enhance capacity to help meet the water use demands of increased population density in Willoughby. Construction on the foundation, walls, and roof of the new structure was completed in 2025.

Public consultation was opened to gather feedback on proposed options for the replacement of the 49-year-old Strawberry Hill reservoir in Walnut Grove.

The Township introduced a voluntary water metering program to encourage water conservation and to provide residents an equitable way to pay for the water they use. Conservation can help reduce future demands on the municipality's water infrastructure.

The Township implemented an online permit application system to reduce wait times to process permits for several types of buildings, demolition, plumbing, signs, solar panels and other types of permits.

We Care for Our Home



We envision a Township that is well connected and resilient, a place where all can enjoy and contribute to a great quality of life. Many initiatives were undertaken in 2025 to work towards that thriving future.

The Township launched and completed public engagement activities as part of its commitment to open and inclusive community consultation. These included information sessions, open houses, surveys and more.

Community members were invited to share ideas and provide feedback on initiatives including Walnut Grove Community Park improvements, plans for a new Willoughby community centre, updates to the Official Community Plan, the Accessibility Plan, and the Transportation and Mobility Strategy. This work will help shape development, recreation and infrastructure in the Township for years to come.

Council built on initiatives to keep recreation opportunities accessible and support the health and wellbeing of our growing population by approving additional cost reductions for seniors. Admission fees were reduced by 50% for seniors aged 70 and older, while admission fee increases were frozen for all other ages. For the fourth consecutive year, the Summer Fun Pass provided children and youth with pool and recreation centre access at significant savings. In addition, priority registration was implemented to provide Township residents a first chance to register for high-demand programs.

The Township continued to enhance outdoor amenities. Among many park improvements, 11 new pickleball courts opened in Willoughby, Noel Booth Community Park softball fields were improved, trails and pedestrian bridges were upgraded and repaired, and the lap pool at Aldergrove Community Centre was resurfaced to provide a safe and enjoyable experience for years to come.

Setting the stage for arts and culture in the Township, salishan Place by the River, a 40,000 square foot arts, culture and heritage centre, opened its doors to the community in 2025. The Township also announced it received a $25 million federal funding commitment for a future multi-purpose concert performance hall. The design process is underway for the hall, which could host community gatherings, concerts and cultural events.

While new and enhanced amenities contribute to a thriving future, the Township also made strides on affordability. In September, grants up to $42.5 million were secured by the Township under the BC Builds program, which would be among the largest grants in Township history. They are for approximately 250 new rental units across 2 projects in Willoughby and Aldergrove within the new Langley Housing Trust, with 30% of units below market.

We Protect Our Environment



Bordered by the Fraser River to the north, the United States to the south, and crossed by the Trans-Canada Highway, the Township of Langley connects the vibrant Lower Mainland and the agriculture-rich Fraser Valley. Balance is top of mind as we work to build a thriving, sustainable future for generations to come.

In 2025, residents gathered to care for the environment and the Township continued to support green infrastructure initiatives.

To engage residents in community forest stewardship the Township supported fun, family events in alignment with the Community Forest Management Strategy. More than 300 people celebrated Earth Day in April at Willoughby Community Park, taking home a red cedar seedling to plant.

The second annual Forest Fest was held in September at Derek Doubleday Arboretum to celebrate BC National Forest Week. Attendees enjoyed a variety of fun, educational activities and presentations.

Many other events and initiatives took place in 2025 to protect the environment from pollution and contamination and reduce waste.

A record 1,197 vehicles, up 15% from 2024, dropped off paint, flammable liquids, thousands of litres of motor oil, and other hazardous materials for safe disposal or recycling during the Household Hazardous Waste Plus Collection Event.

Due to popular demand, the Township-wide Garage Sale grew into a two-day event, encouraging the reuse of items as a sustainable alternative to recycling or disposal.

On Clean Up Langley Day hundreds of volunteers pitched in to pick up litter, while Adopt-a-Program participants also committed to clearing litter from streets, parks, trails, or creeks.

The Township continued to expand access to electric vehicle (EV) charging ports. It owned and operated 114 public, staff and fleet chargers by the end of 2025, an increase of 55 ports since 2024.

Several educational events, including a mechanical design workshop, were held in 2025 to support the construction community and the public in the transition towards high performance green buildings. Recordings are available for free on the Township website.

Towards the end of summer, the Township shared tips for draining chlorinated swimming pools and hot tubs to ensure the health of our waterways. In the fall, the Township shared actions that community members can take to prepare their homes for heavy rainfall to minimize flooding, as well as eco-friendly ways to dispose of leaves and yard waste.

In collaboration with Metro Vancouver, the Township also participated in public education campaigns promoting water conservation, and waste reduction.

We Serve and Protect - Fire



The Township of Langley Fire Department (TLFD) is ready to respond to emergencies. Investments in staff, equipment, apparatuses, and fire halls ensured our firefighters are well trained and equipped to handle any type of call.

In 2025, TLFD added firefighters and equipment to respond to calls in our growing community. Eleven additional career firefighters were hired. Five new fire trucks were added to the fleet and were celebrated with push-in ceremonies.

In addition to the new fire trucks, the department further strengthened emergency response services and equipment at Fire Hall No. 3 in Aldergrove with the deployment of a mini-pumper (Squad 3) and a heavy rescue unit (Rescue 3).

Council approved $5.75 million for critical facility projects, including major renovations at Fire Hall No. 3 in Aldergrove and roof replacement and upgrades at Fire Hall No. 6 in Murrayville. In Brookswood-Fernridge, construction is underway on the new Fire Hall No. 5.

TLFD was active in public engagement and outreach. The department launched a Facebook page to enhance online communications and engagement, and participated in Burn Awareness Week, Fire Prevention Week, and Carbon Monoxide Awareness Week. The annual Fire Hall Family Night open house events continued to draw strong community participation. Attendees of all ages learned FireSmart strategies and met Asher the fire dog.

To encourage youth to pursue firefighting careers, TLFD sponsored two participants to attend Camp Ignite, which offers an introduction for young people into the career possibilities of firefighting.

The Township has an Emergency Support Services (ESS) program with dedicated volunteers who support evacuees displaced by emergencies. ESS volunteers responded to 12 calls where they assisted more than 50 displaced residents and contributed more than 4,000 on-call hours and 71 active response hours.

During the atmospheric river weather event in December which caused heavy flooding in the Fraser Valley, TLFD provided the City of Abbotsford with emergency support.

TLFD developed skills among its personnel by establishing several specialized teams, including Emergency Medical Responder and First Responder, Technical Rescue, Fire Ground Operations, Auto Extrication, Wildfire Response, Fire Officer Development, Emergency Vehicle Operations, Fire Ground Survival, Critical Incident Stress Management, and Hazardous Materials.

TLFD proactively prepared and protected the community against wildfire threats by implementing recommendations from the Community Wildfire Resilience Plan.

We Serve and Protect - RCMP



The RCMP in the Township of Langley creates a safer community through enforcement, education and awareness. In 2025, the Langley detachment reached milestones in youth advocacy, worked with community partners, and incorporated drones in policing to help protect the community.

Council approved new funding for two additional RCMP officers starting in August, and annualized funding for two officers added in 2024.

The Langley Child and Youth Advocacy Centre (CYAC) opened in October. It connects children, youth and their families to services and assists them with navigating any system they may encounter such as medical, criminal justice and child protection. The CYAC offers a path to healing, resilience, and a path toward a brighter future.

The Langley RCMP Youth Unit partnered with the BC Lions, Canucks for Kids, Hockey4Youth and Langley School District on youth programs to provide social inclusion, build resiliency and leadership skills, and encourage positive engagement with RCMP officers.

The detachment implemented the national Auxiliary Program in 2025 and has a full contingent of volunteer officers ready to begin training to support community policing and crime prevention initiatives.

To enhance operational effectiveness and community safety, the detachment is implementing a Remotely Piloted Aircraft Systems (RPAS) program. Eight officers are trained as certified advanced drone pilots and the detachment expanded its capabilities with three specialized drones that facilitate indoor and all weather outdoor use. In 2025, RPAS used this technology at community events and during active police investigations, demonstrating the growing value of drones in real-time situational awareness and risk reduction for both officers and the public.

The Langley RCMP Traffic Services Unit gathered safety intelligence to effectively allocate resources, especially in areas of the Township where traffic patterns are evolving. The unit also continued to collaborate with Township of Langley Bylaw Commercial Vehicle Enforcement, BC Commercial Vehicle Safety and Enforcement, and other policing agencies to conduct commercial vehicle inspections and remove unsafe commercial vehicles from Township roads.

Other road safety efforts in 2025 included the Counterattack Road Check Program during the holiday season and addressed street racing by gathering intelligence and deploying resources to race locations before events occurred.

We Celebrate and Pay Tribute



The Township of Langley is proud to recognize and commemorate our heritage, history, arts, active living, and incredible people who make up this community.

The Township celebrates its dedicated community members.

Reid McDonald Field at Aldergrove Athletic Park received new signage in 2025, recognizing a volunteer who understood the need for amateur sports facilities in the community and led the development of the sports field.

Eight trees were planted at McLeod Athletic Park to honour the memory of several community members for their dedication to enhancing life in the Township.

The annual Volunteer Awards continued to celebrate the outstanding contributions of community members. Award recipients were recognized for their commitment to enhancing Langley's quality of life by volunteering their time to contribute to community events.

The 63rd annual Langley Walk welcomed participants of all ages and abilities, from the Township and City of Langley, who walked, ran, biked, or rolled the 5 km route through Aldergrove Athletic Park.

Canada Day festivities brought crowds out to McLeod Athletic Park for a full day of family-friendly fun, wrapping up with an entertaining drone light show.

Summer Nights in the Township returned with fun and free or low-cost weekly events in July and August. Community members enjoyed concerts showcasing talented Canadian musicians and a farmers' market at Willoughby Community Park, outdoor movie nights at Township parks, special waterpark events at The Outdoor Experience at Aldergrove Community Centre, and a community water fight.

The inaugural Langley Air Fair's aircraft displays, museum exhibits, and marketplace drew an enthusiastic crowd. Its success cleared the celebration for a second year of showcasing aviation opportunities at Langley Regional Airport in 2026.

Holiday Lights in Williams Park, a Langley tradition, returned with another magical light display. The no-cost drive-through event is very popular, with visitors to the many fully booked openings generously contributing donations to the Aldergrove Food Bank.

The Township also marked occasions of remembrance and reflection during the year.

Township of Langley staff designed and installed decorative road markings that pay tribute to local veterans at the three driveway entrances of the Aldergrove Royal Canadian Legion Branch. These memorial crosswalks serve as a visible reminder of the community's respect and gratitude to local veterans for their service.

Future Priority Projects

To meet the needs of our growing population, the Township of Langley is planning for the future. Many projects are being planned, studied, designed, or are already underway throughout our municipality, to improve amenities, recreation, safety, transportation and more.

Project	Status
80 Avenue, 202 Street to 212 Street	In Progress
86 Avenue, 200 Street to 203 Street	In Progress
200 Street 2040, Visioning for 200 Street for Rapid Transit	Complete
LEC 2040 Grant Application	Complete
202 and 203 Street Widening	Study/Design
208 Street, 64 Avenue to 72 Avenue	Complete
208 Street, 72 Avenue to 76 Avenue	In Progress
208 Street, 76 Avenue to 81 Avenue	In Progress
208 Street, 81 Avenue to 84 Avenue	Study/Design
208A Street and 76 Avenue	Complete
212 Street Connector 208 to 210 Street	Complete
212 Street connector 210 Street to 77A Avenue	In Progress
216 Street Dieting and Corridor Improvements	Study/Design
Aldergrove Athletic Park	In Progress
Bus Rapid Transit on 200 Street	Study/Design
Neighbourhood Planning for Booth, Rinn and Fernridge	Complete
Donna Gabriel Robins Park	Complete
Fort Langley Community Park	Design
Fort Langley Waterfront, Marina Park and Haldi House Project	In Progress
Fraser Highway Employment Lands Area Plan	In Progress
Fraser Highway, 240 Street	Study/Design
Fraser Highway, 244 Street	In Progress
Fraser Highway, Water and Sanitary Sewer	Study/Design
Glen Valley Marina Park	In Progress

Project	Status
New Ice Arenas and Dry Floors Facility at the Langley Events Centre	In Progress
Noel Booth Community Park Upgrades	In Progress
Northeast Latimer Park	Complete
North Langley Truck Route	Study/Design
Old Yale Road Improvements	Complete
Plaza Upgrades at Willoughby Stadium	Complete
RCMP Detachment Capital Improvements	In Progress
Replacement Fire Hall No. 5 in Brookswood-Fernridge	In Progress
Reservoir Replacement: East Aldergrove	Planning
Reservoir Replacement: Strawberry	Study/Design
River Road and 252 Street Intersection and Rail Crossing Improvements	In Progress
Smith Athletic Park	In Progress
Smith Neighbourhood Pond 7B, Storm Works and 72A Avenue	Complete
Walnut Grove Community Park Upgrades	In Progress
Williams and Smith Neighbourhood Plans - Updates	Complete
Willoughby Community Centre/ Indoor Pool at Yorkson Community Park	Study/Design
Willoughby Community Park – Improvements at Southeast Field	In Progress
Willoughby Community Park – Improvements at Southwest Field	Complete
Yorkson Community Park	In Progress



Property Tax Exemptions

The Community Charter Sections 224, 225, and 226 grants Council the discretion to provide exemption from property taxes for places of worship, charitable and not-for-profit organizations, in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

Community halls, facilities, charitable and not-for-profit organizations

Aldergrove Festival Days Society	$ 2,003
Aldergrove Food Bank	$ 3,789
Aldergrove Legion (Pacific #265)	$ 24,914
Aldergrove Old Age Pensioners Association	$ 9,218
Aldergrove Veterans & Seniors Society	$ 5,512
Basketball BC	$ 3,292
BC Amateur Softball Association	$ 2,266
BC Farm Museum	$ 44,357
Brookswood Senior Citizens	$ 11,152
Canadian Museum of Flight	$ 3,045
City of Surrey	$ 31,196
Critter Care Wildlife Society	$ 3,072
Encompass Support Services Society	$ 5,399
Fernridge Community Hall	$ 4,740
Flip City Gymnastics	$ 37,907
Fort Langley Community Improvement Society	$ 25,898
Fort Langley Lions Club	$ 2,060
Fribromyalgia Well Spring Foundation	$ 2,449
Girl Guides of Canada	$ 148
Governing Council of the Salvation Army	$ 6,444
Greater Vancouver Regional District - Pacific Parklands	$ 7,488
Happy Herd Farm Sanctuary Society	$ 2,667
Harmsworth Community Association	$ 7,863
Horse Council of BC	$ 4,049
Inclusion Langley Society	$ 47,155
Kindred Community Farm Sanctuary	$ 1,835
Langley Animal Protection Society	$ 22,652
Langley BMX	$ 616
Langley Community Service Society	$ 12,620
Langley Elks Lodge #259 Foundation	$ 3,798
Langley Good Times Cruise-In	$ 4,494
Langley Gymnastics Foundation	$ 31,055
Langley Lions Society - West Langley Hall	$ 3,140
Langley Memorial Hospital	$ 140,488
Langley Players Drama Club	$ 2,633
Langley Quarter Midget Association	$ 3,192
Langley Riders Society	$ 9,048
Langley Rod and Gun Club	$ 15,341
Langley Rugby Club	$ 6,336
Meals on Wheels	$ 12,785
Milner Community Association	$ 2,503
Murrayville Community Hall	$ 9,340
National Trust for Land and Culture (BC) Society	$ 10,460
Nicomekl Enhancement Society	$ 9,786
Pacific Riding for Developing Abilities	$ 7,077
Pacificsport Foundation	$ 1,391
Salvation Army - Gateway of Hope	$ 21,908
Scouts Canada	$ 35,811
Spartans Foundation	$ 431
Tourism Langley	$ 2,125
Union Gospal Mission - Cedar Have	$ 15,357
Wagner Hills Farm Society	$ 29,056
Willoughby Community Hall	$ 15,413

Community halls, facilities, charitable and not-for-profit organizations *continued*

Places of worship

Aldergrove United Church	$ 2,634
Aldergrove Vineyard Fellowship	$ 2,876
Apostolic Faith Mission	$ 4,237
Apostolic Church of God	$ 2,553
BC Conf Mennonite Brethren Churches	$ 10,027
Brookswood Baptist Church	$ 7,251
Christ Covenant Church	$ 20,885
Christian & Missionary Alliance-Canadian Pacific District	$ 57,399
Christian Life Assembly	$ 37,201
Christians Gospel Society	$ 28,751
Church of Jesus Christ of Latter-Day Saints	$ 81,805
Congregation of the Assembly of Christians	$ 3,011
Fort Langley Evangelical Free Church	$ 7,643
Harvest Baptist Church	$ 3,747
Hebron Presbyterian Church	$ 17,232
Holy Nativity Antiochian Orthodox Church	$ 1,818
Immanuel Lutheran Church	$ 12,621
Kalgidhar Darbar Sahib Society Inc	$ 2,427
Langley Christian Assembly Society	$ 12,274
Langley Immanuel Christ Ref Church	$ 10,958
Life Tabernacle of Langley	$ 4,225
Living Waters Church	$ 2,427
Living Word Fellowship	$ 5,662
Mennonite Church of BC	$ 4,033
North Langley Community Church	$ 35,575
Parish of St Dunstan	$ 31,739
Priestly Society of St Pius X	$ 3,051
Riverside Calvary Church	$ 11,178
Roman Catholic Archbishop of Vancouver	$ 48,725
Rose of Sharon Baptist Church	$ 30,302
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	$ 6,472
Seventh-Day Adventist Church (BC Conference)	$ 2,835
Seventh-Day Adventist Church	$ 24,065
Shepherd of the Valley Lutheran Church	$ 10,045
Southridge Fellowship Baptist Church	$ 46,186
Synod of the Diocvese of New Westminister	$ 2,158
Trustees of the Congregation of the United Church	$ 5,639
The Grove Church	$ 14,221
Trustees Free Reformed Church	$ 40,788
Trustees of Aldergrove Congregation of Jehovah's Witnesses	$ 5,095
Trustees of Congregation of Northwest Langley Baptist Church	$ 27,921
Trustees of the Congregation of Langley Presbyterian Church	$ 7,219
Trustees of the Congregation of the Canadian Reformed Church of Aldergrove	$ 7,311
Trustees of the Congregation of the Canadian Reformed Church of Langley	$ 24,403
Trustees of the Congregation of the Canadian Reformed Church	$ 17,839
Trustees of The Congregation of United Churches of Langley	$ 784
Trustees of Murrayville Congregation of Jehovah's Witnesses	$ 3,260
Trustees of the Walnut Grove Congregation of Jehovah's Witnesses	$ 12,609
Truth Tabernacle of Greater Vancouver	$ 3,909
United Churches of Langley	$ 8,868
Vancouver Hallelujah Community Church	$ 4,537
Vietnamese Unified Buddhist	$ 2,639
Walnut Grove Lutheran Church of Langley BC	$ 16,102
Willoughby Christian Reformed Church	$ 39,975
Windword Ministries	$ 2,920

Heritage

Alder Grove Heritage Society	$ 3,354
Langley Heritage Society	$ 18,836
Langley Meadows Community Association	$ 1,128



Development Cost Charges

For the year ended December 31, 2025 (in thousands of dollars)

Bill 27 (Green Communities), introduced in 2008 by the Province, gives municipalities the option to waive or reduce Cost Charges (DCCs) for certain types of development such as not-for-profit rental housing, for-profit affordable rental housing, small lot subdivisions designed for low greenhouse gas emissions and development designed to result in low environmental impact.

At present, the Township has not waived DCCs in 2025 as a result of Bill 27.

The following table provides some information about DCC collections and expenditures from 2025 for each of the infrastructure types.

	Roads	Water	Drainage	Sewer	Parks and Parkland	Total
Opening Balances	**$64,791**	**$18,780**	**$10,939**	**$4,760**	**$69,710**	**$168,980**
Receipts	24,146	2,384	3,241	506	21,507	51,784
Interest	2,210	529	349	131	2,343	5,562
Expenditures	(13,038)	(2,458)	(609)	(2,755)	(20,604)	(39,464)
Closing Balances	**$78,109**	**$19,235**	**$13,920**	**$2,642**	**$72,956**	**$186,862**



Financial Report

For the year ended December 31, 2025

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Report from the Director, Finance Division

To Mayor Eric Woodward and Members of Council:

I am pleased to present the 2025 Financial Statements and the audit report of our external auditors, KPMG LLP. Pursuant to Section 167 of the Community Charter, these statements are prepared and presented to provide sufficient information for readers to understand the consolidated financial position and consolidated results of Township of Langley ("the Township") operations.

The consolidated financial statements are the responsibility of the management of the Township and its Council. The financial statements and related information have been prepared in accordance with Canadian public sector accounting Standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada (CPA).

Management is responsible for the accuracy, integrity, and objectivity of these statements and for implementing and maintaining a system of internal controls to safeguard Township assets and provide reasonable assurance that financial information is reliable.

The role of our external auditors, KPMG LLP, is to conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and to express their opinion on the consolidated financial statements. To provide reasonable assurance that the consolidated financial statements are presented fairly, their examination includes consideration of Township systems of internal control and appropriate tests and procedures. The external auditors have full and free access to Township Council and staff.

KPMG LLP has given the Township an unmodified audit opinion on the Township's consolidated financial statements. In their opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Township as at December 31, 2025, and its consolidated results of operations, its consolidated changes in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

The Township's consolidated net debt increased by $122.7 million to $131.2 million at December 31, 2025. The acquisition of tangible capital assets resulted in this increase in consolidated net debt.

Debt and Agreements Payable balance increased by $267.1 million to $584.4 million. Debt and Agreements Payable are used for capital projects and are repayable from various sources.

Total Tangible Capital Assets for the Township, at historical cost, net of accumulated amortization expense, amounts to $3.0 billion.

Capital asset additions for 2025 are $379.3 million. Each year, developers construct capital infrastructure that is transferred to the Township. In 2025, the developer contributed assets totals $72.7 million or 19% of total capital asset additions. An additional 8% or $31.0 million of capital additions was funded from Development Cost Charges.

Under PSAB requirements, the annual surplus of $203.0 million includes surplus from operations and additional surplus from current investments in capital assets as follows:

- Surplus as a result of recognizing funds received for capital projects as income, net of amortization expense, without recognizing the related capital expense and
- Surplus as a result of recognizing the value of contributed capital assets from developers as revenue in the year the assets are put into service

Accumulated Surplus balance of $2.8 billion (2024 – $2.6 billion) is comprised of four categories as follows:

- Operating Surplus $223.7 million (2024 – $159.0 million)
- Capital Surplus $41.0 million (2024 – $10.6 million)
- Statutory Reserve $152.0 million (2024 – $98.5 million)
- Investment in Tangible Capital Assets $2.43 billion (2024 – $2.38 billion)

In 2025, the Township continued to manage through economic pressures including elevated inflation. Despite these challenges, the Township continues to invest in community infrastructure. Our financial plans reflect these goals and this year's financial results align with financial plans approved by Council.

Sandra Ruff
S. Ruff CPA, CA
Director of Finance

AUDITED

Consolidated Financial Statements

2025

And Independent Auditor's Report thereon



KPMG LLP
777 Dunsmuir Street, 11th floor
Vancouver, BC V7Y 1K3
Canada
Tel 604 691 3000
Fax 604 691 3031

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of The Corporation of the Township of Langley

Opinion

We have audited the consolidated financial statements of The Corporation of the Township of Langley (the "Entity"), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operations for the year then ended
- the consolidated statement of change in net (debt) financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2025, and its consolidated results of operations, its consolidated changes in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the ***"Auditor's Responsibilities for the Audit of the Financial Statements"*** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

KPMG LLP, an Ontario limited liability partnership and member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee. KPMG Canada provides services to KPMG LLP.

KPMG

Other Information

Management is responsible for the other information. Other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Annual Report 2025.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included the Annual Report 2025 as at the date of this auditor's report.

If, based on the work we have performed on this other information, we conclude that there is a material misstatement of this other information, we are required to report that fact in the auditor's report.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada

June 15, 2026

Consolidated Statement of Financial Position

As at December 31, 2025 (*in thousands of dollars*)

	2025	2024
FINANCIAL ASSETS		
Cash and cash equivalents (Note 2)	$ **586,183**	$ 439,811
Investments (Note 2)	**188,149**	156,999
Accounts receivable (Note 3)	**121,329**	104,875
Assets held for sale	**840**	2,252
	896,501	703,937
LIABILITIES		
Accounts payable and accrued liabilities (Note 4)	**149,964**	111,892
Deposits and prepayments (Note 5)	**73,924**	80,211
Deferred revenue (Note 6)	**24,279**	25,606
Development cost charges (Note 7)	**186,862**	168,980
Debt and agreements payable (Note 8)	**584,425**	317,305
Asset retirement obligations (Note 9)	**2,901**	3,043
Employee future benefits (Note 17)	**5,325**	5,429
	1,027,680	712,466
NET DEBT	**(131,179)**	(8,529)
NON-FINANCIAL ASSETS		
Inventories of supplies	**2,370**	1,987
Prepaid expenses	**12,210**	11,490
Tangible capital assets (Note 10)	**2,964,166**	2,639,615
	2,978,746	2,653,092
ACCUMULATED SURPLUS (Note 11)	$ **2,847,567**	$ 2,644,563

Subsequent event (Note 8(c))
Contingencies and commitments (Note 14)
Contractual rights (Note 22)

See accompanying Notes and Schedules to the Consolidated Financial Statements

Sandra Ruff, CPA, CA
Director of Finance

Eric Woodward
Mayor, Township of Langley

Consolidated Statement of Operations

For the year ended December 31, 2025 (*in thousands of dollars*)

	Budget 2025 (Notes 1(a) and 20)	**2025**	2024
REVENUE			
Property taxes	$ 203,202	**$ 202,888**	$ 190,996
Fees, rates and service charges	127,474	**175,050**	158,983
Grants and grants in lieu of taxes	56,224	**25,793**	21,335
Service cost recoveries	4,241	**12,940**	10,368
Gain on disposal of assets	-	**35,369**	1,452
Investment income	1,206	**21,021**	22,235
Local area service contributions	7,000	**-**	-
Contribution from development cost charges (Note 7)	82,874	**39,464**	11,803
Other developer contributions (Note 10(b))	38,022	**72,730**	79,012
Other income	56,203	**16,094**	14,732
	576,446	**601,349**	510,916
EXPENSES			
General government	38,545	**42,130**	37,236
Police protection	57,536	**46,978**	47,285
Fire protection	28,616	**29,958**	25,874
Facilities maintenance	26,682	**24,257**	21,592
Community planning and development	20,274	**17,428**	15,680
Recreation and culture	41,734	**49,248**	44,758
Parks	22,117	**27,630**	22,183
Transportation	50,671	**71,796**	63,654
Stormwater	11,946	**15,046**	14,509
Water	29,780	**34,675**	26,847
Sewer	27,648	**29,003**	22,027
Solid waste	10,516	**10,196**	9,354
	366,065	**398,345**	350,999
ANNUAL SURPLUS	210,381	**203,004**	159,917
ACCUMULATED SURPLUS, beginning of year	2,644,563	**2,644,563**	2,484,646
ACCUMULATED SURPLUS, end of year	$ 2,854,944	**$ 2,847,567**	$ 2,644,563

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Change in Net (Debt) Financial Assets

For the year ended December 31, 2025 *(in thousands of dollars)*

	Budget 2025 (Notes 1(a) and 20)	**2025**	2024
ANNUAL SURPLUS	**$** 210,381	**$ 203,004**	$ 159,917
Acquisition of tangible capital assets	(849,184)	**(307,862)**	(217,321)
Asset retirement obligations	-	**(13)**	(69)
Developer contributed tangible capital assets	(38,022)	**(71,432)**	(78,038)
Reclassification of assets held for sale	-	**3**	-
Amortization of tangible capital assets	-	**50,252**	47,786
Gain on disposal of tangible capital assets	-	**(35,213)**	(1,098)
Proceeds on disposal of tangible capital assets	-	**39,714**	14,140
	(676,825)	**(121,547)**	(74,683)
Acquisition of inventories of supplies	(2,370)	**(2,370)**	(1,987)
Acquisition of prepaid expenses	(12,203)	**(12,210)**	(11,490)
Consumption of inventories of supplies	2,370	**1,987**	2,025
Use of prepaid expenses	12,203	**11,490**	2,659
	-	**(1,103)**	(8,793)
CHANGE IN NET (DEBT) FINANCIAL ASSETS	(676,825)	**(122,650)**	(83,476)
NET (DEBT) FINANCIAL ASSETS, beginning of year	(8,529)	**(8,529)**	74,947
NET DEBT, end of year	**$** (685,354)	**$ (131,179)**	$ (8,529)

See accompanying Notes and Schedules to the Consolidated Financial Statements

Consolidated Statement of Cash Flows

For the year ended December 31, 2025 *(in thousands of dollars)*

	2025	2024
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	**$ 203,004**	$ 159,917
Items not involving cash:		
Amortization of tangible capital assets	**50,252**	47,786
Gain on disposal of tangible capital assets	**(35,213)**	(1,098)
Developer contributed tangible capital assets	**(71,432)**	(78,038)
Asset retirement obligations	**(155)**	(354)
Change in non-cash operating items:		
Accounts receivable	**(16,454)**	(6,772)
Assets held for sale	**1,415**	(208)
Accounts payable and accrued liabilities	**38,072**	11,917
Employee future benefits	**(104)**	(33)
Deposits and prepayments	**(6,287)**	2,806
Deferred revenue	**(1,327)**	3,921
Development cost charges	**17,882**	43,398
Inventories of supplies	**(383)**	38
Prepaid expenses	**(720)**	(8,831)
Net change in cash from operating activities	**178,550**	174,449
CAPITAL ACTIVITIES		
Cash used to acquire tangible capital assets	**(307,862)**	(217,321)
Proceeds on disposal of tangible capital assets	**39,714**	14,140
Net change in cash from capital activities	**(268,148)**	(203,181)
FINANCING ACTIVITIES		
Proceeds from debt and agreements payable	**282,957**	164,387
Repayment of debt and agreements payable	**(15,837)**	(14,345)
Net change in cash from financing activities	**267,120**	150,042
INVESTING ACTIVITIES		
Change in investments	**(31,150)**	171,484
Net change in cash from investing activities	**(31,150)**	171,484
CHANGE IN CASH AND CASH EQUIVALENTS	**146,372**	292,794
CASH AND CASH EQUIVALENTS, beginning of year	**439,811**	147,017
CASH AND CASH EQUIVALENTS, end of year	**$ 586,183**	$ 439,811

See accompanying Notes and Schedules to the Consolidated Financial Statements

Notes to the Consolidated Financial Statements

For the year ended December 31, 2025

Notes to the Consolidated Financial Statements

For the year ended December 31, 2025 (*in thousands of dollars*)

Notes to the consolidated financial statements are an integral part of the consolidated financial statements and explain significant accounting policies and principles underlying the consolidated financial statements. They also provide relevant explanatory information.

The Corporation of the Township of Langley (the "Township") is incorporated under the Local Government Act of British Columbia. The Township's principal activities include the provision of local government services to residents and businesses in the Township of Langley. These services include administrative, protective, transportation, recreational, parks, library, water, sewer, stormwater, solid waste disposal, and recycling. General resources and operations of the Township are segregated into operating, capital, and reserve funds. The Community Charter of British Columbia requires revenue and expenses to be in accordance with the five-year financial plan adopted annually by Council. The budget for each year of the plan must be balanced so that annual expenses do not exceed the total of revenue, transfers from reserves and surplus, and proceeds from debt.

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Township are prepared in accordance with Public Sector Accounting Standards as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

a) Basis of Consolidation

The consolidated financial statements include the Township's Operating, Capital and Reserve Funds consolidated with Langley Facilities Society (the "Society") and Township of Langley Housing Trust Society ("THTS").

The Society, which is wholly-controlled by the Township, was incorporated on March 12, 2009, and was formed to operate the Langley Events Centre and other Township facilities. Other purposes of the Society include promotion and/or sponsorship of educational, recreational, heritage, cultural, airport operations and assisted housing activities and events within the Township of Langley.

Ten Feet Sports and Entertainment Ltd (the "Subsidiary"), a wholly-owned subsidiary of the Society, was incorporated on April 26, 2010. The purpose of the Subsidiary is to operate recreational facilities within the Township of Langley.

The TOL Facilities and Development Housing Society ("TFDHS"), which is controlled by the Society, was incorporated on April 3, 2019, and was formed to facilitate, acquire, construct, hold, supply, operate, manage and/or maintain affordable housing accommodations and incidental facilities for low and moderate income household and to advocate for legislative and policy change relating to affordable housing accommodations. The TFDHS was dissolved on November 6, 2025.

Township of Langley Housing Trust Society ("THTS") was incorporated on February 13, 2024. It was formed to establish, construct, maintain and operate non-profit affordable rental housing for middle income persons in the Township of Langley and the Province of British Columbia.

Interfund and inter-entity transactions, fund balances, and activities between the above-related entities have been eliminated on consolidation.

Budget Reporting

The budget information presented in the consolidated financial statements reflects the 2025 budget component of the Township's 2025 – 2029 Five-Year Financial Plan adopted by Council Bylaw No. 6105 on February 24, 2025. The budgets of all consolidated entities are reflected in the total budget figures for the year.

Operating Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Operating Funds. They are used to record operating costs of services provided by the Township.

Capital Funds

These funds include the General, Parks, Transportation, Stormwater, Water, Solid Waste, and Sewer Capital Funds. They are used to record costs of tangible capital assets and non-tangible capital assets expenditures.

a) Basis of Consolidation (continued)

Reserve Funds

Under the Community Charter, Township Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purposes for which the fund was established. If the amount in a reserve is greater than required, Township Council may, by bylaw, transfer all or part of the amount to another reserve.

Trust Funds

These funds account for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB guidance on financial statement presentation for local governments, trust funds are not included in the Township's consolidated financial statements. Trust funds administrated by the Township are presented in Note 19.

b) Basis of Accounting

The Township follows the accrual method of accounting for revenue and expenses. Revenue is recognized in accordance with notes 1(h) and 1(m). Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

c) Cash and Cash Equivalents

Cash and cash equivalents consist of cash, highly liquid money market investments, and short-term deposits with maturities of less than 90 days at acquisition.

d) Financial Instruments

The Township's financial instruments include cash and cash equivalents, investments, accounts receivable, accounts payable and accrued liabilities, and debt and agreements payable.

Financial instruments are recorded at fair value on initial recognition. Equity instruments and derivatives that are quoted in an active market are subsequently recorded at fair value as at the reporting date. All other financial instruments are subsequently recorded at cost or amortized cost unless the Township elects to carry the instruments at fair value. The Township has not elected to carry any other financial instruments at fair value.

Unrealized changes in fair value are recognized on the consolidated statement of remeasurement gains and losses. They are recorded in the consolidated statement of operations when they are realized. There are no significant unrealized gains or losses as at December 31, 2025. As a result, the Township does not have a consolidated statement of remeasurement gains and losses.

Transaction costs incurred on the acquisition of financial instruments subsequently measured at fair value are expensed as incurred.

Sales and purchases of investments are recorded on the trade date.

All financial assets held at amortized cost are assessed for impairment on an annual basis. When a decline is determined to be other than temporary, the amount of the loss is reported in the consolidated statement of operations.

e) Assets Held for Sale

Assets held for sale include inventories held for sale and properties held for sale which are ready and available to be sold and for which there is a market. They are valued at the lower of cost or expected net realizable value.

f) Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

i) Tangible Capital Assets

Tangible capital assets are initially recorded at cost which includes amounts directly attributable to acquisition, construction, development, or betterment of the asset. The costs of tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Assets	Useful Life (Years)
Land improvements	20–100
Building and building improvements	10–60
Vehicles	8–25
Machinery and equipment	4–30
Roads infrastructure:	
- Base	75–100
- Surface	20–40
Stormwater infrastructure	40-100
Water infrastructure	15-78
Sewer infrastructure	41-78

Gravel pits are treated as land and as such are not amortized.

Tangible capital assets are amortized in the year the asset is acquired or constructed and/or in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

f) Non-Financial Assets (continued)

ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and the fair value of contributions are recorded as revenue at the date of receipt.

iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the consolidated financial statements.

iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in the consolidated financial statements.

v) Interest capitalization

The Township does not capitalize interest costs associated with acquisition or construction of a tangible capital asset.

vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

g) Deferred revenue

Deferred revenue represents licenses, permits, and other fees collected, where related services or inspections have yet to be performed. Revenue will be recognized in the fiscal year the services are performed.

h) Government Transfers

Restricted transfers from governments are deferred and recognized as revenue as related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

i) Employee Future Benefits

The Township and its employees contribute to the Municipal Pension Plan. These contributions are expensed as incurred. Sick leave and post-employment benefits accrue to some Township employees. Accrued liabilities related to sick leave benefits are estimated based on actuarial calculations of years of service, retirement ages, and expected future salary and wage increases. These liabilities are accrued based on projected benefits as employees render qualifying years of service. Other post-employment benefit liabilities are recognized as a liability and expensed in the period when the event occurs that obligates the Township to provide the benefit.

j) Debt and Agreements Payable

Municipal Finance Authority ("MFA") debt is recorded net of related repayments and actuarial adjustments. Interest on debt is recorded on an accrual basis. Land acquisition and development agreement debt is valued using a present value calculation of total future payments using a discount percentage that approximates the cost of borrowing through the MFA.

k) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic, radioactive material or live organism that exceeds an environmental standard. Liabilities are recorded net of any expected recoveries.

A liability for remediation of contaminated sites is recognized when a site is not in productive use and the following criteria are met:

i) An environmental standard exists;

ii) Contamination exceeds environmental standards;

iii) The Township is directly responsible or accepts responsibility;

iv) It is expected that future economic benefits will be given up; and

v) A reasonable estimate of the amount can be made.

The liability is recognized as the Township's estimate of the cost of post-remediation including operation, maintenance, and monitoring that are an integral part of the remediation strategy for a contaminated site.

l) Asset Retirement Obligation

An asset retirement obligation ("ARO") is recognized when, as at the financial reporting date, all of the following criteria are met:

i) There is a legal obligation to incur retirement costs in relation to a tangible capital asset;

ii) The past transaction or event giving rise to the liability has occurred;

iii) It is expected that future economic benefits will be given up; and,

l) Asset Retirement Obligation (continued)

iv) A reasonable estimate of the amount can be made.

The liability is initially recorded at the best estimate of the expenditures required to retire a tangible capital asset, and the resulting costs are capitalized as part of the carrying amount of the related tangible capital asset if the asset is recognized and in productive use. This cost is amortized over the remaining useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed. The ARO liability is subsequently reviewed at each financial reporting date and adjusted for any revisions to the timing or amount required to settle the obligation.

The ARO liability estimate is not discounted due to short or unknown timeframe of expenditures.

Recoveries related to AROs are recognized when the recovery can be appropriately measured, a reasonable estimate of the amount can be made and it is expected that future economic benefits will be obtained. A recovery is recognized on a gross basis from the ARO liability.

m) Revenue Recognition

Taxation revenue is recognized when they meet the definition of asset, they are authorized, and the taxable event occurs, which is generally at the time property tax bills are issued. Restricted revenues are recognized as revenue when the funds have been spent in accordance with the restrictions. Unrestricted contributions are recognized when received and collection is reasonably assured.

Revenue from exchange transactions:

i) For transactions with a single performance obligation that is satisfied at a point in time, including certain sale of services, licenses and permits, and other revenue, is recognized when the Township satisfies the performance obligation by providing the promised goods or services to a payor.

ii) For transactions with performance obligations satisfied over a period of time, including utility rates, certain sale of services, permits, and other revenue, is recognized as the Township satisfies the performance obligations by providing the promised goods or services to a payor.

iii) For transactions with multiple performance obligation, including certain types of permits, revenue is allocated between the performance obligations based on the estimated effort to satisfy each performance obligation.

Revenue from transactions with no performance obligations, including fines and penalties, is recognized when the Township has the authority to claim or retain an inflow of economic resources, and identifies a past transaction or event that gives rise to an asset.

n) Segmented Information

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the related accounting standard. Financial information is presented in segmented format in Note 21 and the Segmented Information Schedule.

o) Use of Estimates

The preparation of these consolidated financial statements requires the Township to make estimates and assumptions that affect amounts reported. Revised estimates may be required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and the impact will be recorded in future periods when the difference becomes known.

2. CASH, CASH EQUIVALENTS, AND INVESTMENTS

Cash and cash equivalents are recorded at a cost of $586,183 (2024 – $439,811).

Investments with an initial maturity beyond three months are recorded at amortized cost of $188,149 with a fair value of $188,563 (2024 – amortized cost of $156,999 with a fair value of $161,521).

Investments maturing within one year of December 31, 2025 have interest rates ranging from 2.87% to 4.60% (2024 – 4.30% to 6.65%); within two to four years have interest rates ranging from 3.60% to 4.00% (2024 – 2.87% to 4.60%); within five to seven years have interest rate at 5.15% (2024 – 4.00%); beyond eight years has interest rate at 4.23% (2024 – 4.23% to 5.15%).

The following amounts are exclusive of Cemetery Funds (Note 19).

		2025		2024
Cash and cash equivalents	**$**	**586,183**	$	439,811
Investments		**188,149**		156,999
	$	**774,332**	$	596,810

3. ACCOUNTS RECEIVABLE

		2025		2024
Taxes and utilities	**$**	**26,483**	$	20,797
Federal government		**4,869**		3,631
Provincial government		**18,332**		12,491
Municipal Finance Authority		**5,291**		3,158
Other local governments		**2,261**		3,797
Other accounts		**7,670**		7,984
Accrued interest and others		**11,149**		7,575
Recoverable work in progress		**5,528**		7,091
Receivables secured letters of credit (a)		**34,355**		32,414
Local Area Service levies receivable (b)		**5,391**		5,937
	$	**121,329**	$	104,875

a) Receivables secured letters of credit balance represents non-interest bearing securities for Development Cost Charge (“DCC”) amounts due from developers within two years of inception. Monies collected upon negotiation of the letters of credit are restricted and can only be expended for DCC purposes (Note 7).

b) Local Area Service levies receivable balance represents amounts due from property owners for specific local improvement projects in their neighborhood. Amounts realized upon collection of these receivables are restricted to repayment of Local Area Service loan balances outstanding.

4. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

		2025		2024
Trade and other liabilities	**$**	**117,859**	$	89,474
Payroll liabilities		**20,328**		13,598
Collections for other authorities		**11,777**		8,820
	$	**149,964**	**$**	111,892

5. DEPOSITS AND PREPAYMENTS

The Township holds cash deposits as security to ensure the satisfactory completion of works and other obligations. The Township also encourages prepayment of property taxes and pays interest at rates prescribed by the provincial government.

	2025	2024
Cash deposits held as security	**$ 48,332**	$ 56,057
Prepaid property tax	**25,592**	24,154
	$ 73,924	$ 80,211

The Township also holds irrevocable letters of credit in the amount of $136,630 (2024 – $134,898) as security to ensure satisfactory completion of works within the Township. These letters of credit amounts are not reflected in the consolidated financial statements.

6. DEFERRED REVENUE

	2025	2024
Future works deposit	**$ 14,130**	$ 14,030
South Coast BC Transportation Authority grant	**-**	617
Government grant	**3,324**	4,225
Langley School Board contribution	**500**	650
Trinity Western University contribution	**583**	758
Other	**5,742**	5,326
	$ 24,279	$ 25,606

7. DEVELOPMENT COST CHARGES

DCC are collected from developers to contribute to capital costs associated with development. In accordance with the Local Government Act, these funds must be deposited into a separate DCC Reserve Fund. DCC amounts collected are deferred and recognized as revenue in the year that related costs are incurred.

	2025	2024
Roads	**$ 78,109**	$ 64,791
Drainage	**13,920**	10,939
Park Land/Development	**72,956**	69,710
Water	**19,235**	18,780
Sewer	**2,642**	4,760
	$ 186,862	$ 168,980
Beginning of year	**$ 168,980**	$ 125,582
Expenditures in Operating	**(8,432)**	(5,120)
Expenditures in Capital	**(31,032)**	(6,683)
Receipts	**51,784**	49,412
Interest	**5,562**	5,789
End of year	**$ 186,862**	$ 168,980

7. DEVELOPMENT COST CHARGES (CONTINUED)

DCC funds consists of restricted investments as well as restricted accounts receivable.

	2025	2024
Investments	**$ 152,507**	$ 136,566
Receivables secured letters of credit (Note 3)	**34,355**	32,414
	$ 186,862	$ 168,980

8. DEBT AND AGREEMENTS PAYABLE

		2025	2024
MFA debt	a)	**$ 419,519**	$ 216,548
Agreements payable	b)	**12,642**	1,610
Temporary borrowings	c)	**152,264**	99,147
		$ 584,425	$ 317,305

Estimated future payments on debt and agreements payable, including consideration of the refinancing of temporary financing subsequent to year end (note 8(c)), for the next five years and thereafter are:

	Principal	Interest	Total
2026	**$** 21,474	$ 24,855	$ 46,329
2027	22,190	24,989	47,179
2028	22,040	24,913	46,953
2029	22,807	24,977	47,784
2030	23,587	24,970	48,557
Thereafter	472,327		
	$ 584,425		

8. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

a) MFA Debt

The Township obtains debt from the MFA pursuant to borrowing bylaws under authority of the Community Charter to finance certain expenditures. Repayments and actuarial adjustments are netted against related debt.

	Interest Rate	Gross Debt	Repayments and Actuarial Adjustments	Net Debt 2025	Net Debt 2024
General, Bylaw 5346, due 2039	2.24%	$ 1,500	$ 364	**$ 1,136**	$ 1,201
General, Bylaw 5508, due 2050	3.38%	16,398	2,146	**14,252**	14,713
General, Bylaw 5509, due 2050	3.38%	43,430	5,688	**37,742**	38,965
General, Bylaw 5880, due 2044	4.44%	25,250	907	**24,343**	25,250
General, Bylaw 5893, due 2044	3.83%	38,380	1,369	**37,011**	38,380
General, Bylaw 5968, due 2050	4.13%	49,490	-	**49,490**	-
Stormwater, Bylaw 4752, due 2030	1.28%	1,800	1,800	**-**	660
Stormwater, Bylaw 4829, due 2031	1.47%	2,292	1,452	**840**	972
Stormwater, Bylaw 5922, due 2045	4.13%	6,262	-	**6,262**	-
Stormwater, Bylaw 5991, due 2045	4.13%	4,560	-	**4,560**	-
Stormwater, Bylaw 5999, due 2040	4.13%	6,093	-	**6,093**	-
Stormwater, Bylaw 6052, due 2045	3.73%	19,759	-	**19,759**	-
Water, Bylaw 4919, due 2037	2.80%	33,535	11,342	**22,193**	23,761
Water, Bylaw 4920, due 2037	2.80%	7,015	2,372	**4,643**	4,971
Water, Bylaw 5921, due 2040	4.13%	18,720	-	**18,720**	-
Water, Bylaw 5922, due 2045	4.13%	2,475	-	**2,475**	-
Transportation, Bylaw 4751, due 2035	4.10%	8,700	3,701	**4,999**	5,429
Transportation, Bylaw 5232, due 2037	3.15%	11,716	3,905	**7,811**	8,351
Transportation, Bylaw 5233, due 2037	3.15%	13,744	4,581	**9,163**	9,796
Transportation, Bylaw 5347, due 2039	2.24%	12,950	3,139	**9,811**	10,374
Transportation, Bylaw 5922, due 2045	4.13%	19,089	-	**19,089**	-
Transportation, Bylaw 5991, due 2045	4.13%	25,358	-	**25,358**	-
Sewer, Bylaw 4750, due 2030	1.28%	8,500	8,500	**-**	3,116
Sewer, Bylaw 5922, due 2045	4.13%	1,667	-	**1,667**	-
Parks, Bylaw 4455, due 2027	3.90%	3,250	2,810	**440**	653
Parks, Bylaw 4556, due 2027	3.90%	11,000	9,511	**1,489**	2,211
Parks, Bylaw 5346, due 2039	2.24%	5,500	1,333	**4,167**	4,406
Parks, Bylaw 5507, due 2040	1.28%	1,919	1,919	**-**	1,590
Parks, Bylaw 5509, due 2050	3.38%	24,240	3,173	**21,067**	21,749
Parks, Bylaw 5938, due 2040	4.13%	14,645	-	**14,645**	-
Parks, Bylaw 5998, due 2050	4.13%	19,697	-	**19,697**	-
Parks, Bylaw 6000, due 2055	4.13%	30,597	-	**30,597**	-
		$ 489,531	$ 70,012	**$ 419,519**	$ 216,548

8. DEBT AND AGREEMENTS PAYABLE (CONTINUED)

b) Agreements payable

		2025		2024
Parks assets, due 2025	$	**-**	$	397
Housing projects, due 2026 to 2028		**12,642**		1,213
	$	**12,642**	$	1,610

c) Temporary borrowings

As at December 31, 2025, the Township secured temporary financing of $152,264 (2024 – $99,147) from the MFA for various capital projects. Subsequent to year-end, $54,340 of temporary financing was converted to MFA long-term borrowing in 2026. The remaining temporary borrowing is anticipated to be converted to MFA long-term borrowing to be repaid between 10 to 30 years at estimated interest rates of 4.04% to 4.76%. The variable annual interest rate as at December 31, 2025 was 2.85%.

9. ASSET RETIREMENT OBLIGATIONS

The Township owns and operates various buildings and infrastructure assets that are known or assumed to have hazardous materials, which represent health hazards upon demolition, and the Township has legal obligations to remove them. The Township recognizes the obligations relating to the removal and post-removal care of the hazardous materials in these buildings and infrastructure assets. These costs have been capitalized as part of the tangible capital assets' carrying value and are amortized over the remaining useful life on a straight-line basis. Settlement of asset retirement obligations is estimated to be between 1 and 47 years.

Changes in the asset retirement obligation in the year are as follows:

		2025		2024
Balance, beginning of year	**$**	**3,043**	$	3,328
Additions		**13**		69
Retired		**(155)**		(354)
Balance, end of year	$	**2,901**		3,043

10. TANGIBLE CAPITAL ASSETS

Cost	Balance at December 31 2024	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	**Balance at December 31 2025**
Land and improvements	$ 1,346,735	$ 67,603	$ 775	**$ 1,413,563**
Building and building improvements	283,567	4,148	3,827	**283,888**
Vehicles, machinery and equipment	87,246	9,325	1,451	**95,120**
Parks infrastructure	122,526	10,456	1,528	**131,454**
Information technology	17,076	3,178	643	**19,611**
Roads	687,011	62,696	60	**749,647**
Stormwater	350,242	29,756	482	**379,516**
Sewer	174,552	8,202	345	**182,409**
Water	254,507	11,008	59	**265,456**
Assets under construction	143,493	172,935	-	**316,428**
Total	$ 3,466,955	$ 379,307	$ 9,170	**$ 3,837,092**

Accumulated amortization	Balance at December 31 2024	Amortization	Accumulated Amortization on Disposals	**Balance at December 31 2025**
Land and improvements	$ 2,646	$ 135	$ -	**$ 2,781**
Building and building improvements	121,084	9,787	1,084	**129,787**
Vehicles, machinery and equipment	47,965	5,766	1,274	**52,457**
Parks infrastructure	68,060	4,251	1,099	**71,212**
Information technology	12,598	1,361	604	**13,355**
Roads	325,229	16,785	52	**341,962**
Stormwater	104,925	5,355	225	**110,055**
Sewer	50,919	2,622	281	**53,260**
Water	93,914	4,190	47	**98,057**
Total	$ 827,340	$ 50,252	$ 4,666	**$ 872,926**

Net book value	Balance at December 31 2024	**Balance at December 31 2025**
Land and improvements	$ 1,344,089	**$ 1,410,782**
Building and building improvements	162,483	**154,101**
Vehicles, machinery and equipment	39,281	**42,663**
Parks infrastructure	54,466	**60,242**
Information technology	4,478	**6,256**
Roads	361,782	**407,685**
Stormwater	245,317	**269,461**
Sewer	123,633	**129,149**
Water	160,593	**167,399**
Assets under construction	143,493	**316,428**
Total	$ 2,639,615	**$ 2,964,166**

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

Cost	Balance at December 31 2023	Additions (net of transfers)	Disposals and Reclassification of Assets Held for Sale	Balance at December 31 2024
Land and improvements	$ 1,253,284	$ 103,595	$ 10,144	$ 1,346,735
Building and building improvements	254,393	30,814	1,640	283,567
Vehicles, machinery and equipment	78,812	12,038	3,604	87,246
Parks infrastructure	112,867	10,585	926	122,526
Information technology	16,148	1,628	700	17,076
Roads	644,216	44,080	1,285	687,011
Stormwater	330,145	20,399	302	350,242
Sewer	167,430	7,125	3	174,552
Water	249,428	7,663	2,584	254,507
Assets under construction	85,992	57,501	-	143,493
Total	$ 3,192,715	$ 295,428	$ 21,188	$ 3,466,955

Accumulated amortization	Balance at December 31 2023	Amortization	Accumulated Amortization on Disposals	Balance at December 31 2024
Land and improvements	$ 2,521	$ 125	$ -	$ 2,646
Building and building improvements	112,452	9,090	458	121,084
Vehicles, machinery and equipment	45,965	4,987	2,987	47,965
Parks infrastructure	64,806	4,113	859	68,060
Information technology	12,220	1,076	698	12,598
Roads	310,056	16,420	1,247	325,229
Stormwater	99,800	5,280	155	104,925
Sewer	48,303	2,616	-	50,919
Water	91,577	4,079	1,742	93,914
Total	$ 787,700	$ 47,786	$ 8,146	$ 827,340

Net book value	Balance at December 31 2023	Balance at December 31 2024
Land and improvements	$ 1,250,763	$ 1,344,089
Building and building improvements	141,941	162,483
Vehicles, machinery and equipment	32,847	39,281
Parks infrastructure	48,061	54,466
Information technology	3,928	4,478
Roads	334,160	361,782
Stormwater	230,345	245,317
Sewer	119,127	123,633
Water	157,851	160,593
Assets under construction	85,992	143,493
Total	$ 2,405,015	$ 2,639,615

10. TANGIBLE CAPITAL ASSETS (CONTINUED)

a) Assets under construction

Assets under construction having a value of $316,428 (2024 – $143,493) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

b) Other Developer Contributions

Other developer contributions include contributed tangible capital assets and non-refundable deposit contributions used to fund capital. Contributed tangible capital assets have been recognized at fair value at the date of contribution. Other developer contributions received during the year are as follows:

		2025		2024
Land and improvements	$	**46,785**	$	31,501
Road infrastructure		**11,614**		26,893
Parks infrastructure		**742**		564
Stormwater infrastructure		**7,312**		10,406
Water infrastructure		**3,440**		3,323
Sewer infrastructure		**2,837**		6,325
Total	$	**72,730**	$	79,012
Developer contributed tangible capital assets	$	**71,432**	$	78,038
Non-refundable deposit contributions to tangible capital assets		**1,298**		974
Total	$	**72,730**	$	79,012

c) Works of Art and Historical Treasures

The Township manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings, and sculptures located at Township sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

d) Write-down of Tangible Capital Assets

There was no write-down of tangible capital assets during the year (2024 – nil).

11. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus, reserves and reserve funds as follows:

		Operating Funds		Capital Funds		Statutory Reserve Funds (Note 12)		Investment in Tangible Capital Assets (Note 13)		Total
General Fund	$	115,655	$	30,172	$	-	$	1,259,597	$	1,405,424
Parks Utility		55,500		-		-		281,394		336,894
Transportation Utility		13,005		-		-		386,712		399,717
Stormwater Utility		993		-		-		228,751		229,744
Solid Waste		3,767		109		-		2006		5,882
Sewer Utility		17,532		4,612		-		131,214		153,358
Water Utility		17,256		6,139		-		141,108		164,503
Statutory Reserve Funds		-		-		152,045		-		152,045
Total for 2025	**$**	**223,708**	**$**	**41,032**	**$**	**152,045**	**$**	**2,430,782**	**$**	**2,847,567**
Total for 2024	$	158,959	$	10,621	$	98,517	$	2,376,466	$	2,644,563

12. STATUTORY RESERVE FUNDS

Statutory reserve funds are used for the replacement or improvement of capital assets. The Local Area Service Reserve Fund is used to fund upfront costs of capital improvement projects initiated by property owners or Council and is repayable with interest by the property owners.

		2025		2024
General Capital	**$**	**195**	$	189
Stormwater Capital		**1,627**		-
Sewer Capital		**34,695**		30,809
Water Capital		**53,195**		40,023
Infrastructure Renewal & Replacement		**6,306**		4,948
Fire Equipment Capital		**9,849**		11,613
Land Capital Reserve		**37,732**		-
Tax Sale Land		**329**		318
Local Area Service		**7,364**		9,537
Off-Street Parking		**17**		16
Debt Retirement		**736**		1,064
	$	**152,045**	$	98,517
Reserve funds, beginning of year	**$**	**98,517**	$	91,549
Contribution from operations		**23,390**		15,802
Other gains, revenue and contributions		**45,837**		4,787
Interest allocated		**3,966**		4,321
Used for capital and operating expenses		**(19,665)**		(17,942)
Reserve funds, end of year	**$**	**152,045**	$	98,517

13. INVESTMENT IN TANGIBLE CAPITAL ASSETS

	2025	2024
Balance, beginning of year	**$ 2,376,466**	$ 2,236,953
Additions of tangible capital assets	**379,307**	295,428
Decrease in asset retirement obligations	**142**	285
Reclassification of assets held for sale	**(3)**	-
Proceeds on disposal of tangible capital assets	**(39,714)**	(14,140)
Gain on disposal of tangible capital assets	**35,213**	1,098
Recognition of deferred revenue related to tangible capital assets	**325**	325
Amortization expense	**(50,252)**	(47,786)
Cash spent from debt and agreements payable issued	**(286,407)**	(109,912)
Repayment of debt and agreements payable for capital	**15,705**	14,215
Balance, end of year	**$ 2,430,782**	$ 2,376,466

	2025	2024
Net book value of tangible capital assets	**$ 2,964,166**	$ 2,639,615
Less:		
Debt and agreements payable	**(584,425)**	(317,305)
Deferred revenue – Trinity Western University	**(583)**	(758)
Deferred revenue – Langley School Board	**(500)**	(650)
Asset retirement obligations	**(2,901)**	(3,043)
Add:		
Debt for non-capital expenses	**840**	972
Debt not spent on tangible capital assets	**54,185**	57,635
Investment in tangible capital assets	**$ 2,430,782**	$ 2,376,466

14. CONTINGENCIES AND COMMITMENTS

a) Loan agreements with Metro Vancouver Regional District provide that if at any time scheduled payments provided for in the agreements are not sufficient to meet MFA's obligations in respect of such borrowing, the resulting deficiency becomes the joint and several liability of the Township and all other participants of the MFA.

b) Various lawsuits and claims are pending against the Township. Applicable insured claims have been referred to the Township's insurers. The Township believes the resolution of insured and non-insured claims will not materially affect its consolidated financial position.

c) The Township has significant future contractual commitments for capital acquisitions and completion of capital construction projects in progress.

The Township records capital costs incurred to the end of the year as tangible capital assets. To provide for completion of capital projects in progress, unexpended money is set aside as a capital appropriation.

d) The Township has entered into various agreements and contracts with other governments and businesses that extend beyond one year for the provision of operating services and supplies and facility rentals. Agreements and contracts may provide for annual increases or additional payments that may arise due to usage levels or other factors. The Township's five-year financial plan, updated and adopted annually by bylaw following public consultation, provides funding for these obligations. Services provided include policing, fire dispatch, emergency communications, library, animal protection and control, sewage disposal, solid waste and recycling, arena operations, planted area maintenance, tourism, economic development, photocopying, environmental, and emergency preparedness and education.

e) The Township, as a member of the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and Metro Vancouver Regional District, is directly, jointly, and severally liable with other member municipalities for net capital liabilities of those authorities.

f) The Township is a shareholder of E-COMM Emergency Communications for British Columbia Incorporated ("E-COMM") whose services include: regional 9-1-1 call centre for Metro Vancouver Regional District; Wide Area Radio network; dispatch operations; and records management. The Township has one Class B share and two Class A Shares for a total of three shares. E-Comm has 26 Class A shareholders holding 37 Class A shares and has 16 Class B shareholders holding 18 Class B shares. Class A shareholders are part of the E-COMM radio network and are bound by terms and conditions of the Members' Agreement (Special Users Agreement for the RCMP). Class B shareholders are not required to cover E-COMM's financial obligations.

15. COLLECTIONS FOR OTHER GOVERNMENTS

The Township collected and remitted the following amounts on behalf of other government organizations. These amounts are recorded on a net basis in the consolidated financial statements.

		2025		2024
Province of BC for School Taxes	**$**	**140,603**	$	133,891
Municipal Finance Authority		**22**		22
B.C. Assessment Authority		**4,041**		3,834
Metro Vancouver Regional District		**6,397**		6,035
South Coast British Columbia Transportation Authority		**34,887**		29,800
	$	**185,950**	$	173,582

16. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the “Plan”), a jointly trusteed pension plan. The board of trustees, representing Plan members and employers, is responsible for administering the Plan, including investment of assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2025, the Plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments of which approximately 1,098 are contributors from the Township.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary’s calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Plan as at December 31, 2024 indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

The Township paid $8,922 (2024 – $8,678) for employer contributions to the Plan, while employees contributed $7,827 (2024 – $7,588) to the Plan in fiscal 2025.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

17. EMPLOYEE FUTURE BENEFITS

The Township provides certain benefits to its employees upon retirement. A sick leave benefit accrues to eligible employees who retire from service with the Township at the age of 65. Eligible employees shall be paid all their sick leave credit to a maximum of 75 days multiplied by the daily rate of pay at retirement. Employees who retire before the age of 60 shall have their benefit factored by the percentage of full pension awarded by the Municipal Superannuation Commission. Other post-employment benefits accrue to eligible employees as compensation related to additional hours worked beyond their contractual arrangement that are not payable until retirement, resignation or termination.

		2025		2024
Accrued benefit obligation, beginning of year	**$**	**3,662**	$	3,686
Current service cost		**224**		222
Interest cost		**139**		138
Long-term disability expense		**70**		27
Actual benefits paid		**(334)**		(235)
Actuarial gain		**(109)**		(176)
Accrued benefit obligation, end of year		**3,652**		3,662
Unamortized net actuarial gain		**1,673**		1,767
Total Employee Future Benefits	**$**	**5,325**	$	5,429

The actuarial adjustment will be amortized over a period of 13 years (2024 – 13 years) which is equal to the employee's expected average remaining service lifetime.

Other post-employment benefit liability was calculated based on hours worked and accrued interest for 2025 at 3.52% (2024 – 4.86%). The Township's accrued benefit liability is supported by a report from an independent actuarial consulting firm, and calculated as at December 31, 2025. The actuary report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates at the following rates:

	2025	2024
Discount rate	**4.40%**	4.20%
Expected future inflation rate	**2.50% - 4.50%**	2.50% - 4.50%
Expected wage and salary inflation	**2.50% - 4.50%**	2.50% - 4.50%
Expected wage and salary increases	**2.50% - 7.90%**	2.50% - 7.90%

18. SIGNIFICANT TAXPAYERS

The Township has a diverse residential, commercial, industrial, and agricultural property tax base and is not significantly reliant upon property tax revenue from any one large taxpayer.

19. TRUST FUNDS

The Cemetery Care Trust Fund must be administered in accordance with the Cemetery and Funeral Services Act. In accordance with PSAB guidance, trust funds are not included in the Township's consolidated financial statements.

Assets		**2025**		2024
Cash and investments	**$**	**4,104**	$	3,690
Accrued interest receivable		**11**		10
	$	**4,115**	$	3,700
Equity				
Balance, beginning of year	**$**	**3,700**	$	3,307
Contributions		**274**		204
Interest revenue		**141**		189
Balance, end of year	**$**	**4,115**	$	3,700

20. BUDGET DATA

The budget data presented in these consolidated financial statements is based upon the 2025 operating and capital budgets approved by Township Council on February 24, 2025. Amortization was not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

		2025 Budget
Revenue		
Operating Budget Bylaw	$	412,619
Capital Budget Bylaw		857,299
Other entities		14,865
Less:		
Transfer from other funds		(305,000)
Proceeds from new debt		(403,337)
Total Revenue		**576,446**
Expenses		
Operating Budget Bylaw		412,619
Capital Budget Bylaw		857,299
Other entities		14,865
Less:		
Transfer from other funds		(46,385)
Capital expenditures		(849,184)
Debt principal payments		(23,149)
Total Expenses		**366,065**
Annual Surplus	**$**	**210,381**

21. SEGMENTED INFORMATION

The Township is a diversified municipal government that provides a wide range of services to its citizens, including:

- General Government Services
- Protective Services
- Facilities Maintenance Services
- Community Planning and Development Services
- Recreation, Culture, and Parks Services
- Engineering Services

For reporting purposes, the Township's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions, or limitations.

Township services are provided by departments and their activities are reported in these service areas. Departments disclosed in the Segmented Information Schedule, along with the services they provide, are as follows:

General Government Services

General Government Services includes Corporate Administration, Legislative Services, Human Resources, and Finance. Corporate Administration is responsible for carrying out the direction, policies, and priorities set by Council and for providing recommendations to Council consistent with the needs of the community. Legislative Services department provides a secretariat for Council and its Committees. Human Resources provide assistance, advice, and guidance to both managers and employees in fulfilling roles and achieving and accomplishing their goals. The Finance Division manages the Township's financial resources and provides expert financial information, advice, and services while complying with the Community Charter and other legislated services.

Protective Services

Protective Services includes the RCMP and Fire Departments. The RCMP protects and serves the citizens of Langley through the prevention and reduction of crime in partnership with the community.

The Fire Department operates through seven fire halls located throughout the Township. Services are delivered through four main branches of the Fire Service. Professional expertise is provided in the area of fire prevention, emergency operations, fire safety, and emergency planning.

Facilities Maintenance Services

The Facilities Maintenance Division is responsible for maintenance on all Township facilities. Centralization of this function facilitates more effective prioritization of maintenance to protect significant assets critical for service delivery.

Community Planning and Development Services

The Community Planning and Development Division provides Council, internal divisions, and the general public with professional advice on community planning and development issues Community Development is also responsible for Bylaw Enforcement.

Recreation, Culture, and Parks Services

Recreation, Culture, and Parks is responsible for the management and provision of leisure services within the Township of Langley.

Engineering Services

The Engineering Division delivers municipal transportation, water, sewer, solid waste, and stormwater services. Transportation manages traffic and transportation systems to ensure safe, efficient mobility for pedestrians, cyclists, and vehicles. Water, Sewer, and Drainage Utilities operate and distribute water and network sewer mains, storm sewers, and pump stations. Solid Waste includes waste management including recycling, collection, and disposal.

22. CONTRACTUAL RIGHTS

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenue and assets in the future. The Township enters into contracts or agreements for various services, and long-term leases in the normal course of operations that it expects will result in the realization of assets and revenue in future fiscal years. Contractual rights are not recorded in the consolidated financial statements.

At December 31, 2025, the Township has contractual rights in the following amounts:

Year		Total Contractual Rights
2026	$	40,774
2027		33,454
2028		30,186
2029		2,069
2030		1,367
Thereafter		13,424
	$	**121,274**

The Township has cost sharing agreements with other government agencies that are not reflected in the above figures as they cannot be quantified. The Township is the recipient of grants from various government agencies. These grants do not guarantee the right to future funding and have not been included in the above figures.

23. FINANCIAL RISK MANAGEMENT

The Township has exposure to the following risks from its use of financial instruments:

(a) Credit risk:

Credit risk is the risk of financial loss to the Township if a counterparty to a financial instrument fails to meet its contractual obligations. The Township's credit risk is primarily from its cash and cash equivalents, investments and accounts receivable.

Cash and cash equivalents are held with financial institutions who have high credit ratings. Given these high credit ratings, the Township does not expect any counterparty to fail to meet its obligations.

The Township minimizes credit risk in its investments by diversifying the investments portfolio across various financial institutions and the MFA and investing in high credit rating government bonds or Guaranteed Investment Certificates (GICs).

Development cost charges receivables are secured by letters of credit. The Township can collect the outstanding property tax and utility receivables through the municipal property tax sale process. The Township also monitors and assesses the collectability of its accounts receivable balance on an ongoing basis.

(b) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. The Township’s interest rate risk relates to its investments (Note 2) and debt and agreements payable (Note 8).

Investments are purchased with the intention to hold until maturity or for the long-term and not driven by speculative fluctuations in interest rates. Interest rates on debt are fixed for 1 to 10 year terms.

23. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk:

Liquidity risk is the risk that the Township will not be able to meet its financial obligations as they become due. The Township manages liquidity risk by monitoring actual and forecasted cash flows and anticipated investing and financing activities to ensure that it will have sufficient liquidity to meet its liabilities when due. Accounts payable and accrued liabilities are generally due within 30 days of receipt of an invoice. The Township maintains strong liquidity from its cash and cash equivalents and investments (Note 2). The Township structures its investment portfolio to align with planned liquidity requirements for on-going operations and capital requirements.

There is an additional risk exposure due to the increased net debt position from the prior period.

24. COMPARATIVE FIGURES

Certain 2024 figures have been reclassified to conform to the 2025 consolidated financial statement presentation. There is no impact on accumulated surplus or annual surplus in 2024 from these reclassifications.

AUDITED

Segmented Information Schedule

2025

Consolidated Financial Activities - Segmented

For the year ended December 31, 2025 *(in thousands of dollars)*
(Refer to Note 21 Segmented Information)

		Protective Service				Recreation, Culture & Parks	
	General Government	Police Protection	Fire Protection	Facilities Maintenance	Community Planning and Development	Recreation and Culture	Parks
Revenue							
Property taxes	$ 29,513	$ 44,375	$ 28,409	$ 21,756	$ 1,902	$ 18,055	$ 15,798
Fees, rates and service charges	26,672	322	224	59	15,586	17,762	15,393
Grants and grants in lieu of taxes	3,094	1,432	166	71	1,121	131	536
Service cost recoveries	281	3,145	372	127	35	38	-
Gain (Loss) on disposal of assets	36,797	-	-	(693)	-	-	(398)
Investment income	13,702	-	-	17	-	-	549
Contribution from development cost charges	-	-	-	-	-	-	20,604
Other developer contributions	34,007	-	-	-	-	-	13,705
Other income	(4,351)	4,416	2,452	(366)	554	11,565	1,273
	139,715	53,690	31,623	20,971	19,198	47,551	67,460
Expenses							
Salaries, wages and benefits	$ 21,603	$ 9,083	$ 25,413	$ 9,766	$ 13,757	$ 22,216	$ 9,960
Service and maintenance contracts	1,257	566	1,504	4,557	752	10,409	4,009
RCMP contract	-	36,125	-	-	-	-	-
Consulting & professional services	3,070	-	28	803	1,808	85	1,770
Insurance	1,693	38	142	2	10	687	3
Material supplies & equipment	432	186	777	2,033	408	560	3,285
Information systems maintenance	3,410	7	103	47	60	25	27
Aviation and vehicle fuel	1	387	174	8	24	-	14
Advertising publications	67	-	3	-	10	9	-
Utilities	56	-	1	2,822	3	-	801
Sundry	3,060	21	252	119	249	629	166
Telephone & communications	281	56	60	40	72	35	42
Regional district charges	-	-	-	-	-	5,558	-
Municipal grants	2,919	-	-	-	5	-	-
Debt interest payments	2,969	-	-	3,044	127	-	2,907
Fiscal and other debt charges	365	6	-	-	-	211	-
Internal cost (recoveries) charges	(278)	(11)	143	(265)	143	185	2
Amortization Expense	1,225	514	1,358	1,281	-	8,639	4,644
	42,130	46,978	29,958	24,257	17,428	49,248	27,630
ANNUAL SURPLUS (DEFICIT)	$ 97,585	$ 6,712	$ 1,665	$ (3,286)	$ 1,770	$ (1,697)	$ 39,830

Engineering							
Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	**2025 Consolidated**	2024 Consolidated
$ 31,972	$ 11,108	$ -	$ -	$ -	$ -	**$ 202,888**	$ 190,996
3,334	273	44,988	38,503	11,934	-	**175,050**	158,983
17,837	1,392	13	-	-	-	**25,793**	21,335
8,942	-	-	-	-	-	**12,940**	10,368
25	(257)	(12)	(65)	(28)	-	**35,369**	1,452
453	64	708	772	113	4,643	**21,021**	22,235
13,038	609	2,458	2,755	-	-	**39,464**	11,803
11,429	7,312	3,440	2,837	-	-	**72,730**	79,012
284	152	-	-	1	114	**16,094**	14,732
87,314	20,653	51,595	44,802	12,020	4,757	**601,349**	510,916
$ 15,688	$ 4,203	$ 6,685	$ 3,368	$ 843	$ -	**$ 142,585**	$ 128,383
17,148	1,883	1,318	1,182	9,000	-	**53,585**	50,150
-	-	-	-	-	-	**36,125**	36,974
8,189	942	396	153	-	-	**17,244**	13,507
476	-	135	62	-	-	**3,248**	2,736
11,223	1,755	2,315	699	38	-	**23,711**	21,513
282	24	88	37	3	-	**4,113**	3,611
2,211	17	14	8	-	-	**2,858**	3,029
13	2	1	-	-	-	**105**	108
910	74	364	168	-	-	**5,199**	4,636
648	158	162	81	10	-	**5,555**	4,084
59	17	58	21	1	-	**742**	777
-	-	17,295	20,407	-	-	**43,260**	34,012
-	-	-	-	-	-	**2,924**	1,331
2,673	665	1,725	93	-	-	**14,203**	5,610
42	-	-	-	-	-	**624**	427
(7,874)	(49)	(71)	92	(5)	-	**(7,988)**	(7,675)
20,108	5,355	4,190	2,632	306	-	**50,252**	47,786
71,796	15,046	34,675	29,003	10,196	-	**398,345**	350,999
$ 15,518	$ 5,607	$ 16,920	$ 15,799	$ 1,824	$ 4,757	**$ 203,004**	$ 159,917

AUDITED

Schedules

2025

Schedule 1

Debt and Agreements Payable

For the year ended December 31, 2025 *(in thousands of dollars)*

MFA DEBT

	By-law	Date of Issue	Issued by	Purpose	Issue	Rate	Maturity
DEBENTURE DEBT							
GENERAL:							
	5346	October 9, 2019	M.F.A.	Facility	149	2.24%	October 9, 2039
	5508	June 1, 2020	M.F.A.	Land Acquisition	151	3.38%	June 1, 2050
	5509	June 1, 2020	M.F.A.	Land Acquisition	151	3.38%	June 1, 2050
	5880	April 9, 2024	M.F.A.	Firehall	161	4.44%	April 9, 2044
	5893	September 27, 2024	M.F.A.	Land Acquisition	162	3.83%	September 27, 2044
	5968	June 25, 2025	M.F.A.	Facility	166	4.13%	June 25, 2050
	6038	December 31, 2024	M.F.A.	Facility			Temporary Borrowing
*	6089	December 31, 2025	M.F.A.	Land Acquisition			Temporary Borrowing
*	6151	December 31, 2025	M.F.A.	Facility			Temporary Borrowing
*	6152	December 31, 2025	M.F.A.	Facility			Temporary Borrowing
*	6153	December 31, 2025	M.F.A.	Land Acquisition			Temporary Borrowing
*	6178	December 31, 2025	M.F.A.	Facility			Temporary Borrowing
STORMWATER:							
	4752	April 8, 2010	M.F.A.	Drainage	110	1.28%	April 8, 2030
	4829	April 4, 2011	M.F.A.	Drainage	116	1.47%	April 4, 2031
	5922	June 25, 2025	M.F.A.	Drainage	166	4.13%	June 25, 2045
	5991	June 25, 2025	M.F.A.	Drainage	166	4.13%	June 25, 2045
	5999	June 25, 2025	M.F.A.	Drainage	166	4.13%	June 25, 2040
	6052	October 22, 2025	M.F.A.	Drainage	167	3.73%	October 22, 2045
	6036	December 31, 2024	M.F.A.	Drainage			Temporary Borrowing
	6066	December 31, 2024	M.F.A.	Drainage			Temporary Borrowing
*	6177	December 31, 2025	M.F.A.	Drainage			Temporary Borrowing
WATER:							
	4919	April 7, 2017	M.F.A.	Water Utility	141	2.80%	April 7, 2037
	4920	April 7, 2017	M.F.A.	Water Utility	141	2.80%	April 7, 2037
	5921	June 25, 2025	M.F.A.	Water Utility	166	4.13%	June 25, 2040
	5922	June 25, 2025	M.F.A.	Water Utility	166	4.13%	June 25, 2045
	6035	December 31, 2024	M.F.A.	Water Utility			Temporary Borrowing
	6036	December 31, 2024	M.F.A.	Water Utility			Temporary Borrowing
TRANSPORTATION:							
	4751	April 8, 2015	M.F.A.	Transportation	131	4.10%	April 8, 2035
	5232	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
	5233	October 4, 2017	M.F.A.	Transportation	142	3.15%	October 4, 2037
	5347	October 9, 2019	M.F.A.	Transportation	149	2.24%	October 9, 2039
	5922	June 25, 2025	M.F.A.	Transportation	166	4.13%	June 25, 2045
	5991	June 25, 2025	M.F.A.	Transportation	166	4.13%	June 25, 2045
	6036	December 31, 2024	M.F.A.	Transportation			Temporary Borrowing
*	6089	December 31, 2025	M.F.A.	Transportation			Temporary Borrowing
*	6149	December 31, 2025	M.F.A.	Transportation			Temporary Borrowing
*	6150	December 31, 2025	M.F.A.	Transportation			Temporary Borrowing
SEWER:							
	4750	April 8, 2010	M.F.A.	Sewer	110	1.28%	April 8, 2030
	5922	June 25, 2025	M.F.A.	Sewer	166	4.13%	June 25, 2045
	6036	December 31, 2024	M.F.A.	Sewer			Temporary Borrowing
PARKS:							
	4455	November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027
	4556	November 2, 2007	M.F.A.	Land Acquisition	102	3.90%	December 1, 2027
	5346	October 9, 2019	M.F.A.	Facility	149	2.24%	October 9, 2039
	5507	June 1, 2020	M.F.A.	Park	151	1.28%	June 1, 2040
	5509	June 1, 2020	M.F.A.	Land Acquisition	151	3.38%	June 1, 2050
	5938	June 25, 2025	M.F.A.	Park	166	4.13%	June 25, 2040
	5998	June 25, 2025	M.F.A.	Park	166	4.13%	June 25, 2050
	6000	June 25, 2025	M.F.A.	Park	166	4.13%	June 25, 2055
	6065	December 31, 2024	M.F.A.	Park			Temporary Borrowing
	6037	December 31, 2024	M.F.A.	Park			Temporary Borrowing
*	6089	December 31, 2025	M.F.A.	Land Acquisition			Temporary Borrowing
							Total debenture debt
PROPERTY ACQUISITION AGREEMENTS							
GENERAL CAPITAL FUND:							
	**	TOL Housing Trust Society		Housing Projects			Temporary Borrowing
PARKS UTILITY FUND:							
		February 1, 2024		Asset Acquisition			February 1, 2025

The Township obtains long-term debt from the Municipal Finance Authority (MFA) pursuant to borrowing bylaws. Sinking Fund Reserve balances are managed by the MFA and are used to retire the debt. For reporting purposes, the Township nets repayments and actuarial adjustments against related gross debt.

The MFA Debt Reserve is composed of Cash Reserves and Demand Note Reserves. The MFA retains these reserves in case any municipality defaults on their debt repayment obligations. Upon retirement of the debt and if no municipality has defaulted, the cash will be returned to the municipality and the demand notes will be cancelled.

*As at December 31, 2025, the Township secured temporary financing of $152,264 (2024 – $99,147) from the MFA for various capital projects. Subsequent to year-end, $54,340 of temporary financing was converted to MFA long-term borrowing in 2026. The remaining temporary borrowing is anticipated to be converted to MFA long-term borrowing to be repaid between 10 to 30 years at estimated interest rates of 4.04% to 4.76%. The variable annual interest rate as at December 31, 2025 was 2.85%.

**TOL Housing Trust Society ("THTS") has BC Housing pre-development temporary borrowing to be converted to long-term mortgage.

Gross Debt	Repayments and Actuarial Adjustments	**Net Debt 2025**	**Net Actuarial Adjustments 2025**	**Principal Repayments 2025**	**Interest Expense 2025**	Net Debt 2024
1,500	364	**1,136**	**9**	**56**	**34**	1,201
16,398	2,146	**14,252**	**57**	**404**	**410**	14,713
43,430	5,688	**37,742**	**152**	**1,071**	**1,087**	38,965
25,250	907	**24,343**	**23**	**884**	**1,121**	25,250
38,380	1,369	**37,011**	**12**	**1,357**	**1,467**	38,380
49,490	-	**49,490**	**-**	**-**	**1,056**	-
-	-	**-**	**-**	**-**	**829**	49,490
32,157	-	**32,157**	**-**	**-**	**3**	-
38,875	-	**38,875**	**-**	**-**	**3**	-
25,000	-	**25,000**	**-**	**-**	**2**	-
26,848	-	**26,848**	**-**	**-**	**2**	-
1,500	-	**1,500**	**-**	**-**	**-**	-
298,828	10,474	**288,354**	**253**	**3,772**	**6,014**	167,999
1,800	1,800	**-**	**10**	**649**	**6**	660
2,292	1,452	**840**	**48**	**84**	**34**	972
6,262	-	**6,262**	**-**	**-**	**134**	-
4,560	-	**4,560**	**-**	**-**	**97**	-
6,093	-	**6,093**	**-**	**-**	**130**	-
19,759	-	**19,759**	**-**	**-**	**142**	-
-	-	**-**	**-**	**-**	**105**	6,262
-	-	**-**	**-**	**-**	**17**	1,000
7,500	-	**7,500**	**-**	**-**	**1**	-
48,266	3,252	**45,014**	**58**	**733**	**666**	8,894
33,535	11,342	**22,193**	**321**	**1,247**	**939**	23,761
7,015	2,372	**4,643**	**67**	**261**	**196**	4,971
18,720	-	**18,720**	**-**	**-**	**399**	-
2,475	-	**2,475**	**-**	**-**	**53**	-
-	-	**-**	**-**	**-**	**96**	5,720
-	-	**-**	**-**	**-**	**41**	2,475
61,745	13,714	**48,031**	**388**	**1,508**	**1,724**	36,927
8,700	3,701	**4,999**	**122**	**308**	**312**	5,429
11,716	3,905	**7,811**	**104**	**436**	**369**	8,351
13,744	4,581	**9,163**	**122**	**511**	**433**	9,796
12,950	3,139	**9,811**	**81**	**482**	**290**	10,374
19,089	-	**19,089**	**-**	**-**	**407**	-
25,358	-	**25,358**	**-**	**-**	**541**	-
-	-	**-**	**-**	**-**	**320**	19,089
7,327	-	**7,327**	**-**	**-**	**1**	-
3,200	-	**3,200**	**-**	**-**	**-**	-
4,000	-	**4,000**	**-**	**-**	**-**	-
106,084	15,326	**90,758**	**429**	**1,737**	**2,673**	53,039
8,500	8,500	**-**	**49**	**3,067**	**29**	3,116
1,667	-	**1,667**	**-**	**-**	**36**	-
-	-	**-**	**-**	**-**	**28**	1,666
10,167	8,500	**1,667**	**49**	**3,067**	**93**	4,782
3,250	2,810	**440**	**91**	**122**	**127**	653
11,000	9,511	**1,489**	**309**	**413**	**429**	2,211
5,500	1,333	**4,167**	**34**	**205**	**123**	4,406
1,919	1,919	**-**	**3**	**1,587**	**10**	1,590
24,240	3,173	**21,067**	**84**	**598**	**607**	21,749
14,645	-	**14,645**	**-**	**-**	**312**	-
19,697	-	**19,697**	**-**	**-**	**420**	-
30,597	-	**30,597**	**-**	**-**	**653**	-
-	-	**-**	**-**	**-**	**184**	11,000
-	-	**-**	**-**	**-**	**41**	2,445
5,857	-	**5,857**	**-**	**-**	**-**	-
116,705	18,746	**97,959**	**521**	**2,925**	**2,906**	44,054
641,795	70,012	**571,783**	**1,698**	**13,742**	**14,076**	315,695
		12,642	**-**	**-**	**127**	1,213
		12,642	**-**	**-**	**127**	1,213
		-	**-**	**397**	**-**	397
		-	**-**	**397**	**-**	397
Total agreements payable		**12,642**	**-**	**397**	**127**	1,610
Total debt and agreements payable		**$ 584,425**	**$ 1,698**	**$ 14,139**	**$ 14,203**	$ 317,305

Schedule 2

Museum Operations

Statement of Financial Activities

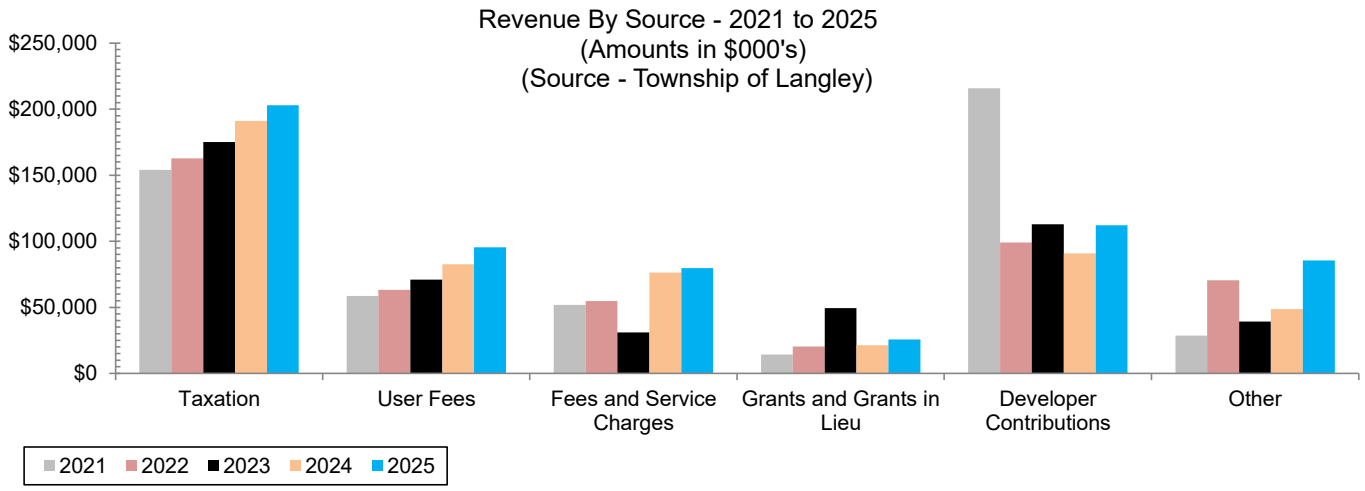
For the year ended December 31, 2025 *(in thousands of dollars)*

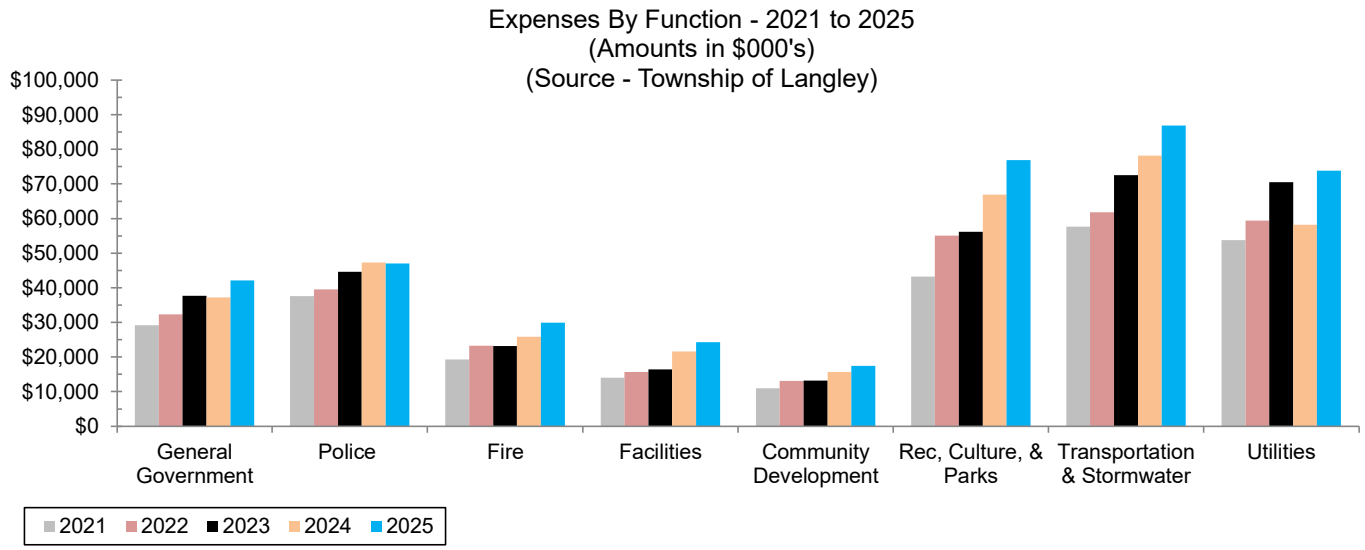
		2025		2024
REVENUE				
Donations, sales and programs	$	**11**	$	-
Facilities and equipment rental, sale of works of art		**79**		-
BC Arts Council grant		**46**		46
Transfer from Reserve		**16**		75
Federal grants - other		**4**		11
Township of Langley funding		**2,300**		1,068
	$	**2,456**	$	1,200
EXPENSE				
Salaries and benefits		**984**		830
Program and events		**27**		16
Exhibit maintenance		**10**		75
Insurance		**46**		20
Office supplies and sundry		**35**		13
Utilities		**80**		72
Telephone and internet		**4**		2
Amortization expense		**973**		93
Grounds maintenance		**26**		16
Advertising		**1**		-
Travel		**2**		2
Building maintenance		**267**		62
Artifact additions		**1**		-
Total operating expense		**2,456**		1,201
Transfer to Museum Reserve		**-**		-
	$	**2,456**	$	1,201
MUSEUM RESERVE				
Balance, beginning of year	$	**306**	$	293
Contribution from Museum operations		**13**		14
Operating expense funded by the Reserve Fund		**(1)**		(1)
Capital expenditure funded by the Reserve Fund		**(38)**		-
Balance, end of year	$	**280**	$	306

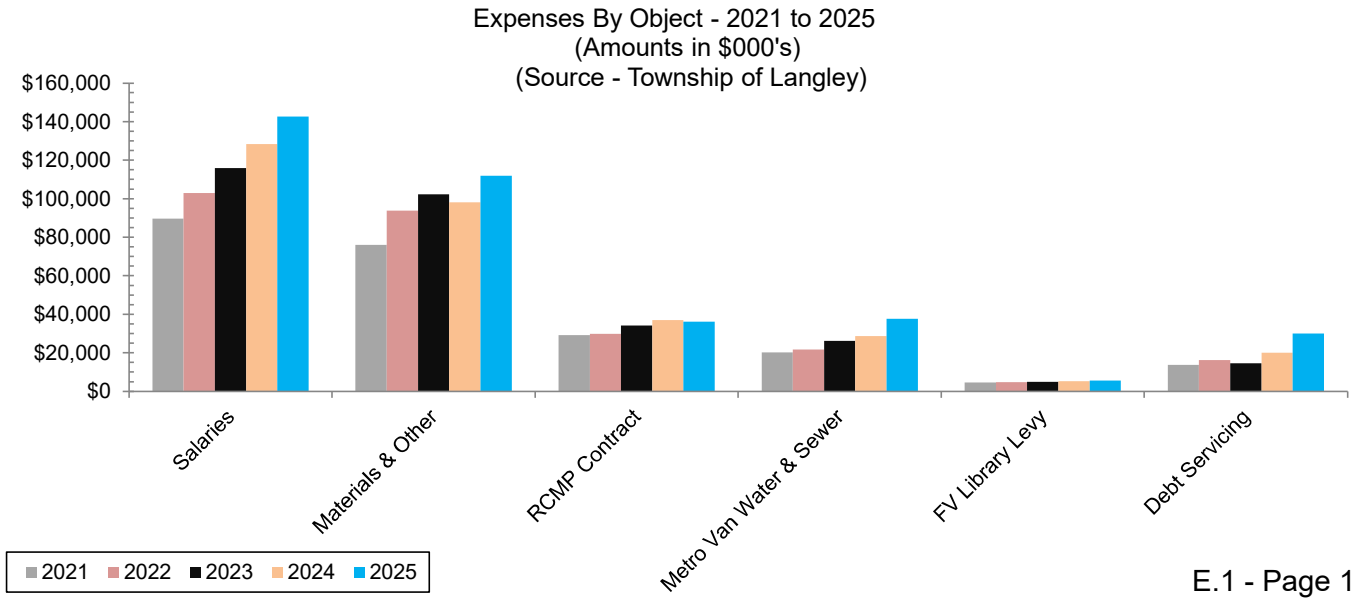
UNAUDITED

Statistical and Other Information

2025

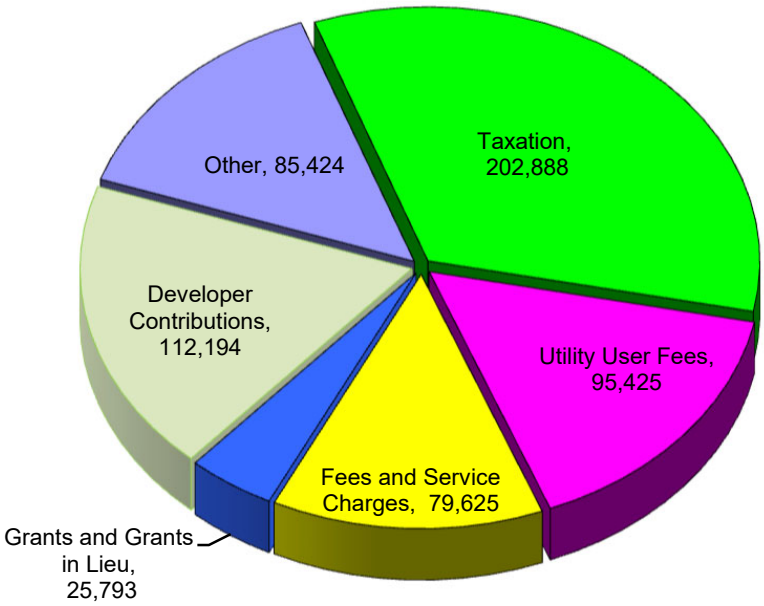

Revenue By Source - 2021 to 2025
(Amounts in $000's)
(Source - Township of Langley)
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Taxation
User Fees
Fees and Service Charges
Grants and Grants in Lieu
Developer Contributions
Other
2021 2022 2023 2024 2025


Expenses By Function - 2021 to 2025
(Amounts in $000's)
(Source - Township of Langley)
$100,000
$90,000
$80,000
$70,000
$60,000
$50,000
$40,000
$30,000
$20,000
$10,000
$0
General Government
Police
Fire
Facilities
Community Development
Rec, Culture, & Parks
Transportation & Stormwater
Utilities
2021 2022 2023 2024 2025

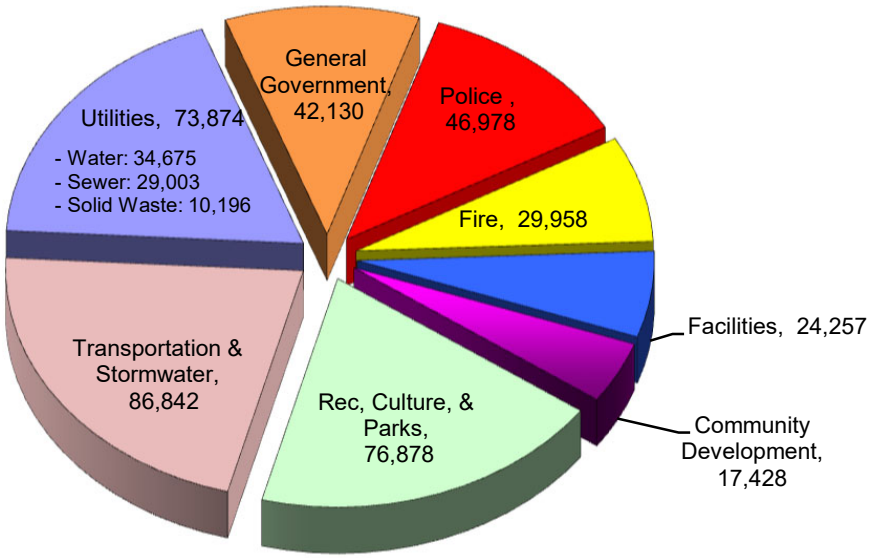

Expenses By Object - 2021 to 2025
(Amounts in $000's)
(Source - Township of Langley)
$160,000
$140,000
$120,000
$100,000
$80,000
$60,000
$40,000
$20,000
$0
Salaries
Materials & Other
RCMP Contract
Metro Van Water & Sewer
FV Library Levy
Debt Servicing
2021 2022 2023 2024 2025

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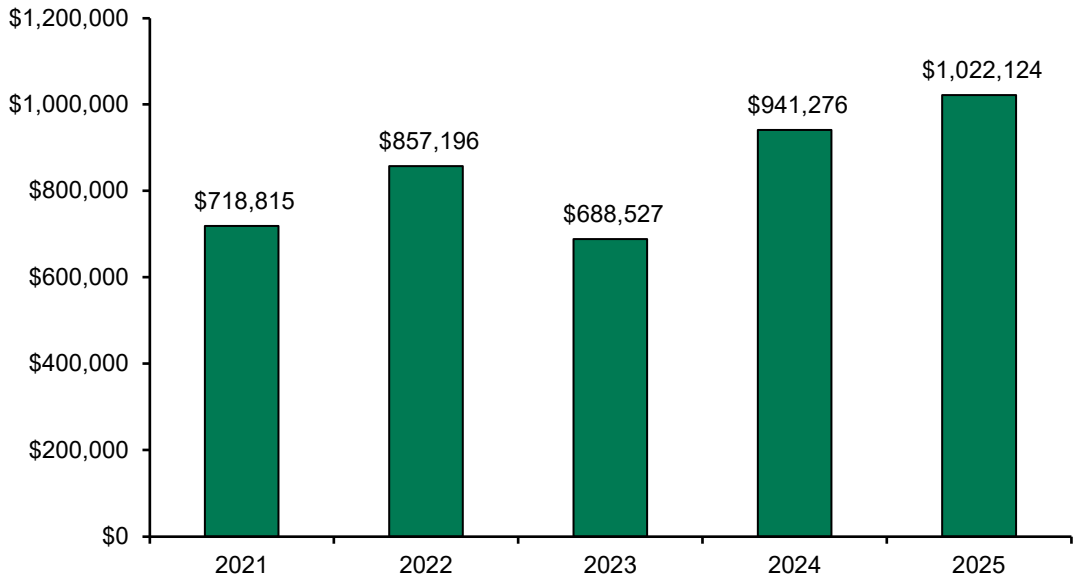
2025 Total Township Revenue
(Amounts in $000's)
(Source - Township of Langley)



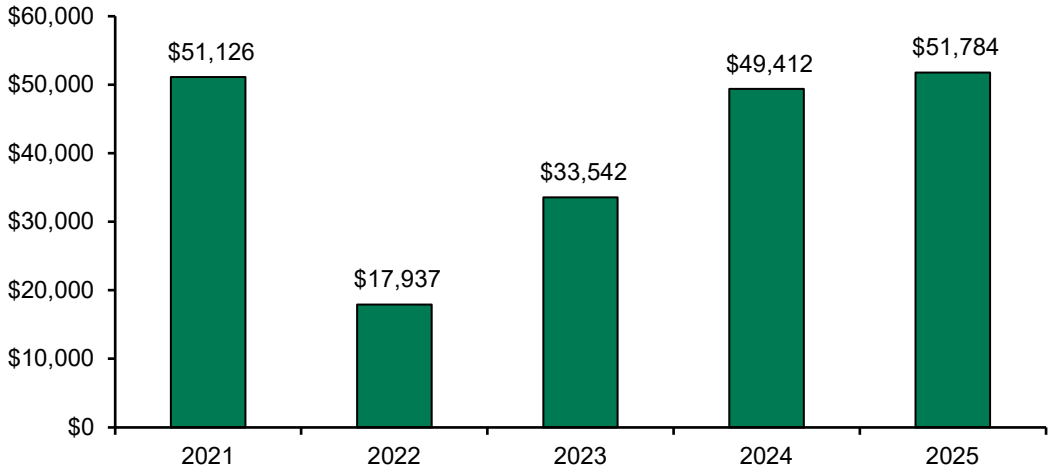
2025 Total Township Expenses
(Amounts in $000's)
(Source - Township of Langley)



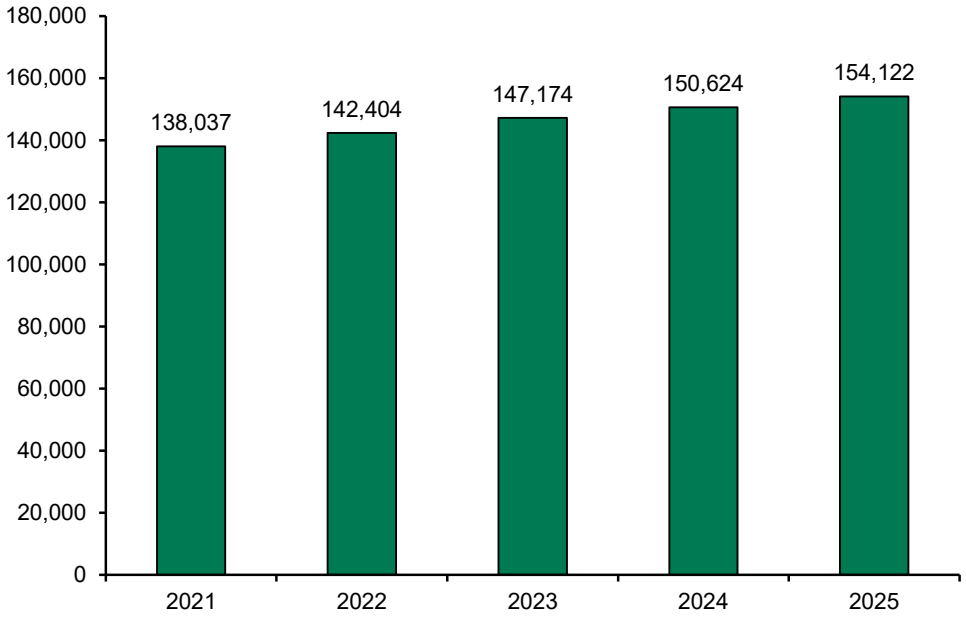
Building Permit Construction Values - 2021 to 2025
(Amounts in $000's)
(Source - Township of Langley)



Net Development Cost Charge Receipts - 2021 to 2025
(Amounts in $000's)
(Source - Township of Langley)

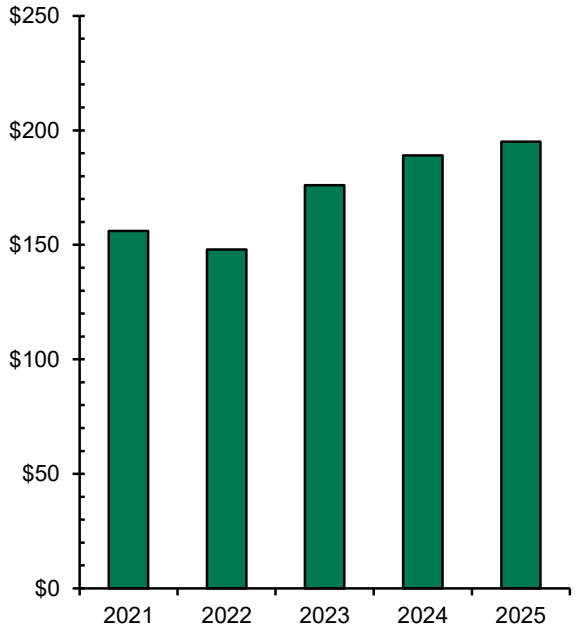


Population Estimates - 2021 to 2025

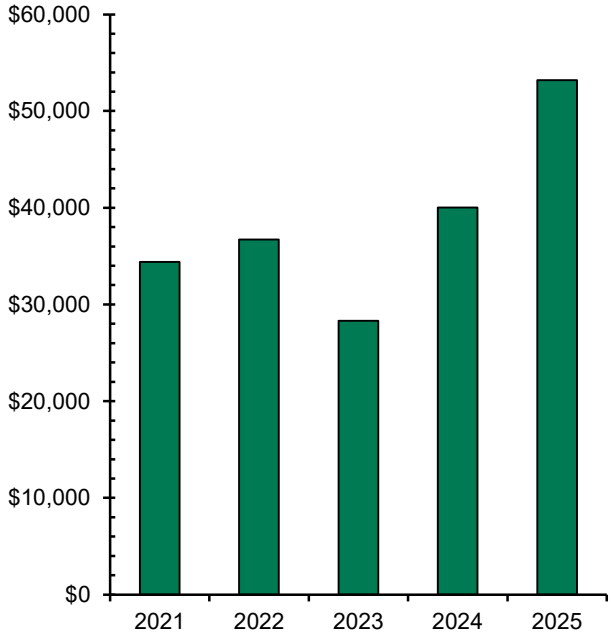


Note: 2021-2022 population numbers have been updated from the previous annual report estimates using new population modeling.

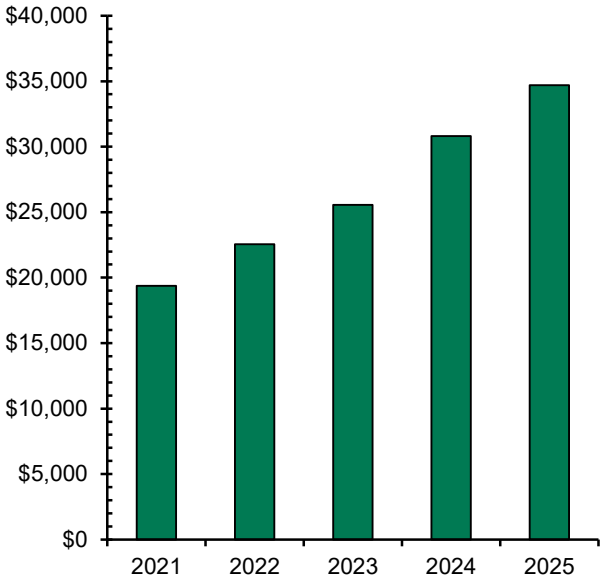
General Capital Reserve
2021 to 2025
(Amounts in $000's)



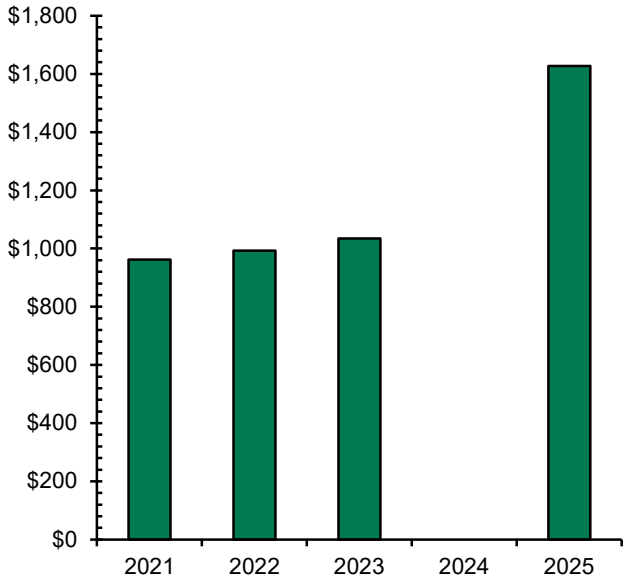
Water Capital Reserve
2021 to 2025
(Amounts in $000's)



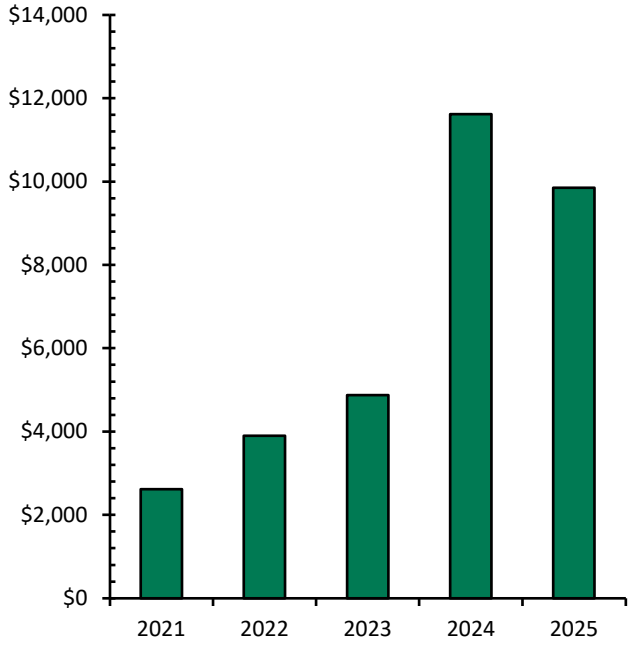
Sewer Capital Reserve
2021 to 2025
(Amounts in $000's)



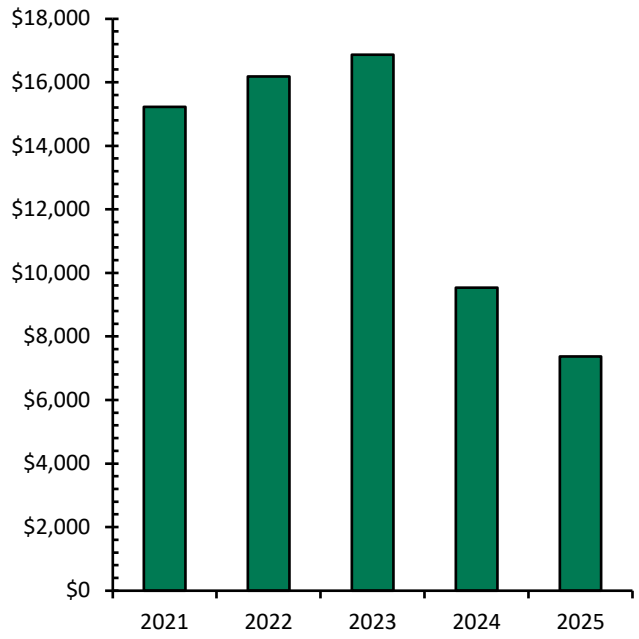
Stormwater Capital Reserve
2021 to 2025
(Amounts in $000's)



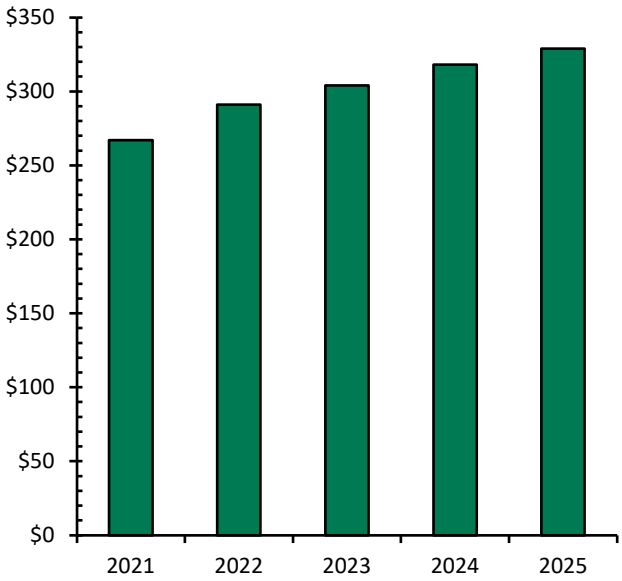
Fire Capital Reserve
2021 to 2025
(Amounts in $000's)



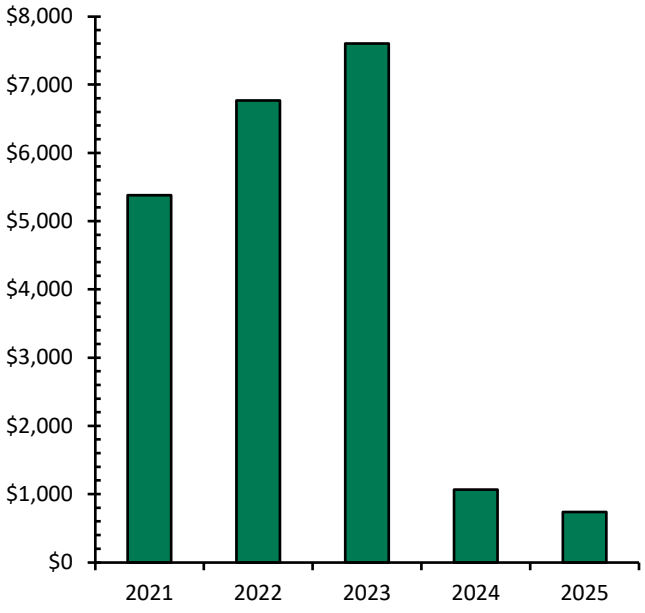
Local Area Service Reserve
2021 to 2025
(Amounts in $000's)



Tax Sale Reserve
2021 to 2025
(Amounts in $000's)



Debt Reserve
2021 to 2025
(Amounts in $000's)



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Growing Communities Fund

For the year ended December 31, 2025 *(in thousands of dollars)*

The Province of British Columbia distributed conditional Growing Communities Fund (GCF) grants to communities at the end of March 2023 to help local governments build community infrastructure and amenities to meet the demands of population growth. The Township received $24,306 of GCF funding in March 2023.

The schedule below provides details on how the Township utilized the grant funds as well as interest income earned.

Growing Communities Fund		**2025**		2024
Balance, beginning of year	**$**	**1,027**	$	23,058
Interest Income earned		**18**		547
Eligible costs incurred				
Langley Events Center - Ice and Dry Arenas Facility		**(548)**		(22,479)
Willoughby Community Park - Pickleball Court Conversion		**(457)**		(99)
Balance, end of year	**$**	**40**	$	1,027

Capacity Funding for Local Government Housing Initiatives

For the year ended December 31, 2025 *(in thousands of dollars)*

The Province of British Columbia provided conditional Local Government Housing Initiative (LGHI) capacity funding grants to local governments to help with implementation of the legislative changes to support housing initiatives. The Township received $794 of LGHI capacity funding in January 2024.

The schedule below provides details on how the Township utilized the funds received in 2025.

Local Government Housing Initiatives		**2025**		2024
Balance, beginning of year	**$**	**383**	$	-
LGHI Grant Received		**-**		794
Eligible costs incurred				
ACC/DCC Policy Update		**(146)**		-
Fraser Highway Neighborhood Community Plan (NCP)		**(117)**		(87)
Public Engagement Strategy		**(36)**		(7)
Subdivision and Development Servicing Bylaw Update		**(3)**		(16)
200 Street 2040 Update		**-**		(150)
Fire Apparatus Deployment Analysis Module (ADAM Software)		**-**		(101)
Research and Analysis		**-**		(51)
Balance, end of year	**$**	**81**	$	383

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-79
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LSP00018
SUBJECT:	ACCESSIBILITY PLAN		

RECOMMENDATIONS:

That Council endorse the Accessibility Plan provided as Attachment A to this report.

That Council authorize any unused 2026 budget for the Social Sustainability Strategy (Work Breakdown: LRPSP-05) be carried forward to 2027 to assist with implementation of the Accessibility Plan.

EXECUTIVE SUMMARY:

On June 17, 2021, the *Accessible BC Act* was passed by the Province of British Columbia. The *Accessible BC Act*, among other items, introduced new accessibility requirements for prescribed organizations which includes local governments. As a prescribed organization, the Township of Langley has established an Accessibility Committee, prepared an Accessibility Plan and set up a public feedback mechanism in accordance with the *Accessible BC Act*.

A draft plain text version of the Accessibility Plan was provided to Council via Memorandum on May 25, 2026 and was presented to the Accessibility Committee for feedback on June 2, 2026. The Plan has been updated to refine and improve clarity and is now in a colour version with graphics and provided for Council's consideration as Attachment A. Throughout the process, the Accessibility Plan has been prepared in consultation with the Accessibility Committee and in keeping with the requirements of the *Accessible BC Act*. Preparation of the Plan has been informed by extensive consultation that included workshops, community pop-up events, a community survey and feedback from Township Advisory Committees.

A proposed timeline for annual updates and three-year revisions to the Accessibility Plan, as required by the *Accessible BC Act*, is outlined in this report.

PURPOSE:

This report recommends endorsement of an Accessibility Plan for the Township of Langley that aligns with the requirements of the *Accessible BC Act*.

BACKGROUND/HISTORY:

On June 17, 2021, the *Accessible BC Act* was passed by the Province of BC to establish the legal framework to identify, remove and prevent barriers to the full and equal participation of persons with disabilities in BC. The *Accessible BC Act*, among other items, introduces new accessibility requirements for "prescribed organizations" which through the Accessible BC Regulation includes local governments. As a prescribed organization under the *Accessible BC Act*, the Township of Langley is required to establish an accessibility committee, prepare an accessibility plan and set up a public feedback mechanism on accessibility.

Consistent with the *Accessible BC Act*, the Accessibility Committee was established and held its inaugural meeting on October 30, 2024. The Accessibility Committee's purpose is to provide guidance and input relating to the identification of barriers to individuals in or interacting with the Township, the removal and prevention of such barriers and the provision of support in the development and review of the Accessibility Plan. The Accessibility Committee has participated in the preparation of the Plan through interactive workshops, status updates and providing feedback on the draft Plan.

Accessibility Plan Phasing

Preparation of the Township's first-ever Accessibility Plan began in the winter of 2025 with a four-phase approach including background research, public engagement, development of priorities goals and actions and preparation of a draft plan. The public engagement activities included external workshops, 10 pop-up events that connected with 660 people and a public survey that received 370 responses. The What We Heard engagement report was received by Council on December 1, 2025.

Engagement feedback has been synthesized into the draft Accessibility Plan which emphasizes a strong need to remove barriers in the built environment and improve communication practices. Feedback noted the need for more inclusive programming, training for staff on accessibility awareness, implementation of accessibility standards and a desire for continued collaboration with people with disabilities and accessibility advocates in shaping Township initiatives.

Context for Langley

Anyone can have a disability and a disability can occur at any point in a person's life. However, disabilities are more common among adults 65 years of age and older. Disabilities also include neurodivergent conditions such as autism, Attention-Deficit/Hyperactivity Disorder and cognitive or processing differences. All of which can affect how people read, focus and navigate content. Some statistics to consider:

- 29% of British Columbians 15 years and older live with a disability
  (This equates to approximately 46,800 residents within the Township)
- 70% of people with disabilities report more than one disability
  (This equates to approximately 32,800 residents within the Township)
- 42% of British Columbians over the age of 65 live with a disability
  (This equates to approximately 13,600 residents within the Township)
- As of 2021, over one million British Columbians were aged 65 years or older, representing about 20% of the population of B.C
  (This equates to approximately 32,700 residents within the Township)

DISCUSSION/ANALYSIS:

The Accessibility Plan has been prepared in accordance with the *Accessible BC Act*, best practices and resources provided by the BC Accessibility Hub.

Guiding Principles and Focus Areas

The Accessibility Plan provides a three-year high-level framework for addressing the identification, prevention and removal of barriers that hinder or prevent meaningful access or inclusion within the community. At the core of the draft Accessibility Plan are six guiding principles to be followed when preparing an accessibility plan as prescribed by the *Accessible BC Act* (see page 7 of the Plan). These core principles of inclusion, adaptability, diversity, collaboration, self-determination and universal design act as operational criteria for defining the draft Accessibility Plan's five key areas of focus:

- **Inclusive Service Design and Delivery**
  - Deliver programs and services that are accessible to all.
- **Accessible Communication and Engagement**
  - Provide communication and information in a way that is accessible to all.
- **Built Environment and Public Spaces**
  - Ensure buildings and public spaces are accessible, with universal design.
- **Transportation and Mobility**
  - Make transportation safer, more inclusive, equitable and accessible.
- **Accessible Procurement and Employment Practices**
  - Ensure the Township is an inclusive and accessible organization by designing accessible goods, services and workplaces and equipping staff with training needed to advance accessibility.

Actions and Implementation

The Plan identifies a broad range of actions across the five key focus areas. These actions are intended to address barriers to accessibility across the Township by creating a culture of awareness and processes aimed at resolving accessibility challenges. Many of the draft Accessibility Plan's actions are broad in nature to allow for flexibility of implementation. The actions have been prepared in consultation with key staff (such as those from Communications, Corporate Projects, Facilities, Human Resources, Parks Design and Development, Recreation, Arts and Culture and Transportation Engineering) to confirm technical feasibility and to identify accessibility actions already planned or underway to ensure they are reflected in the Plan.

Implementation of the Plan will be monitored by an inter-departmental working group of Township staff that will meet periodically to monitor progress and provide updates. It is intended that many actions will be integrated into departmental work plans and processes. Other action items will be implemented as opportunities arise through maintenance and repairs to existing facilities and infrastructure. Actions requiring additional funding will be addressed through the annual budget process.

Reporting and Feedback Mechanism

An annual report will be prepared for Council monitoring progress achieved in the Accessibility Plan's implementation. A component of the annual report will include community input received through the legislatively required feedback mechanism. Opportunities for residents to provide feedback on existing barriers in the community or ideas on how to prevent future barriers will be made available on the Township's website and within civic facilities.

Feedback on the Draft Accessibility Plan

The draft Accessibility Plan was distributed to Council via a Memorandum in the May 25, 2026 Regular Meeting Agenda. It was presented to the Accessibility Committee for its comment on June 2, 2026, which provided overall support for the Plan. Feedback included a desire for greater specificity regarding

distinct accessibility needs. However, staff shared that the actions are intentionally broad to address barriers across a wide range of disabilities while allowing for flexibility during implementation.

Revisions to the draft Accessibility Plan

Following the distribution of the draft Accessibility Plan on May 25, 2026, minor revisions have been made to refine and improve clarity. The number of focus areas has increased from four to five to include Transportation and Mobility as its own category. The actions have been reduced from 35 to 29 through a consolidation of similar actions into broader more robust actions while maintaining initial intent. These revisions have not limited the objectives of the draft Accessibility Plan to remove or prevent any barrier as proposed in the May 25 version.

Accessibility Progress to Date

Without an accessibility plan in place the Township has already made progress identifying, removing and preventing barriers. Improvements have been made to several facilities through the installation of automatic door openers, washroom grab bars and supports, inclusive playground equipment and accessible playground surfaces in new parks. Other items include the removal of stairs in outdoor fields and parks, paved trails and pathways and the installation of tactile signage with braille to increase accessibility.

Financial Implications:

The actions identified in the draft Accessibility Plan are intended to align with existing departmental work plans and budgets. Should any additional costs be anticipated, funding requests will be brought forward to Council during the annual budget process. In line with the draft Accessibility Plan's overarching vision, staff will continue to strategically pursue and leverage external funding including grants and incentives from other levels of government and organizations, to advance accessibility goals.

It is recommended that any unused 2026 budget for the Social Sustainability Strategy (Work Breakdown: LRPSP-05) be carried forward to 2027 to assist with accessibility items, as the Work Breakdown is not anticipated to be funded in 2027. The total 2026 budget for the Work Breakdown is $50,000.

Respectfully submitted,

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

ATTACHMENT A Accessibility Plan

Township of Langley

Accessibility Plan

2026-2030

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Land Acknowledgement

The Township of Langley is on the traditional territories of the Coast Salish People, and wishes to acknowledge its growing relationships with the q'ʷɑ:n'ƛ'ən'(Kwantlen), q'ic'əy'(Katzie), Máthxwi (Matsqui), and se'mya'me (Semiahmoo) First Nations

1.0 Introduction

On June 17, 2021, the Province of British Columbia enacted the *Accessible BC Act* creating a legal framework to identify, remove and prevent barriers to full and equal participation for people with disabilities. The *Accessible BC Act's* regulations require "prescribed organizations," including local governments, to meet accessibility obligations. As a prescribed organization, the Township of Langley must:

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

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

In fall 2024, the Township formally established its Accessibility Committee which held its first meeting on October 30, 2024. The Committee meets approximately four times per year with a two-year term for members who can reapply for future terms. The Committee's responsibilities include:

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

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



Acknowledgement of Key Contributors

The Township's Accessibility Plan 2026-2030 is the result of a collaborative effort made by community members, including people with disabilities, their family members and caregivers, community organizations that support people with disabilities, the Accessibility Committee, Advisory Committees, and community groups. Thank you to everyone who participated in the development of this Plan by sharing their valuable stories, insight and expertise.

The following committees played a key role in the creation of the Plan, helping to guide and inform its development.

1 Accessibility Committee

The Township's Accessibility Committee played a central role in shaping this Plan and will continue to help monitor its implementation and inform future updates.
In accordance with the *Accessible BC Act* , at least half of the members identify as persons with disabilities or represent disability-serving organizations. The committee also strives for diverse representation, including Indigenous members.

The Committee's responsibilities include:

- reviewing and advising on Township policies, programs and facilities
- recommending actions to remove or prevent barriers
- reviewing annual progress reports and future Plan updates

Members are supported through accessible meeting formats and compensated for their time and expertise in recognition of their lived experience contributions.

2 Seniors Advisory Committee

3 Recreation, Culture and Parks Advisory Committee

4 Interdepartmental Technical Working Group

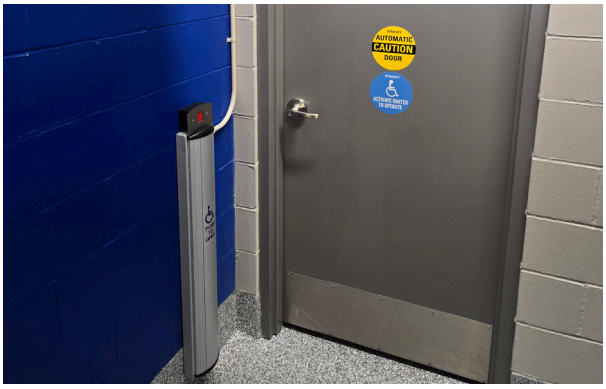
- Community and Policy Planning
- Corporate Administration
- Corporate Projects
- Engineering and Public Works
- Facilities
- Human Resources
- Recreation, Arts and Culture

Township's Commitment to Accessibility

The Township strives to identify, remove and prevent barriers to services, programs and buildings to provide residents with inclusive and accessible experiences.

Snapshot of Early Achivements

Aldergrove Community Centre



Installation of an automatic door opener in the universal changeroom to enhance accessibility for all users.



Installed slider doors in the second floor vestibule area to support improved accessibility and user circulation.

Bell Neighbourhood Park



Addition and replacement of equipment to ensure more inclusive use, along with upgrading the playground surface to be more conducive and accessible for all users.

Northeast Latimer Park



New park with an accessible rubberized embankment zone, accessible swing, and communication board.

Civic Facility



Installation of an automatic door opener on the second floor staff washroom to enhance accessibility.



Delivered general accessibility improvements to the Fraser River Presentation Theatre to support a more inclusive environment.

Snapshot of Early Achivements

salishan Place by the River



Installation of tactile signage with braille to enhance navigability and accessibility for all users.

Noel Booth Community Park



Paved trails and pathways to improve accessibility for all users.

Walnut Grove Community Centre



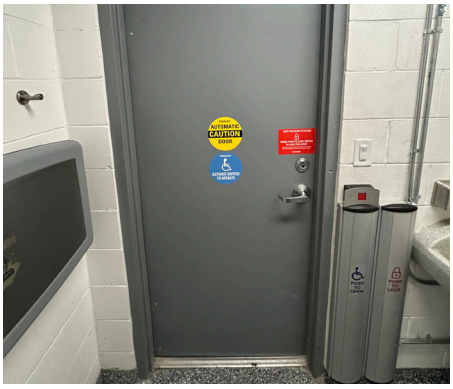
Fitness room doors – sliding doors installed to improve accessibility and ease of use.

Transportation and Mobility



Curb let downs, and tactile transitions to improve accessibility at transit stops.

McLeod Athletic Park



Installation of an automatic door opener in the westside universal washroom to enhance accessibility.

Willoughby Community Park



Replacing existing equipment with more inclusive options to enhance play opportunities for all users.

Snapshot of Early Achivements

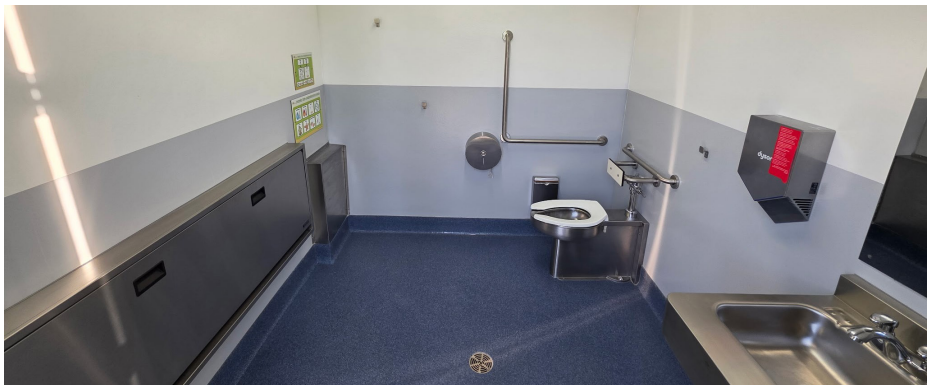
Yorkson Community Park







New playground that features unique sensory and tactile elements, accessible climbing opportunities, and equipment that supports motor skills, social development, and imaginative independent play.



Installation of a change table in the universal park washroom to enhance accessibility for all users.

2.0 The Guiding Framework

The purpose of the Accessibility Plan is to identify, remove and prevent barriers to individuals in or interacting with the Township. The guiding framework explains the principles, legislation, policies and approach that shape the Plan. The Plan builds on legislation specific to accessibility which includes the *Accessible British Columbia Act* and the *Accessible Canada Act* and acknowledges and aligns with other legislation and frameworks that support inclusion and accessibility, including:

- *Accessible Canada Act*
- *Accessible BC Act*
- BC Human Rights Code
- Canadian Charter of Rights and Freedoms
- United Nations Convention on the Rights of Persons with Disabilities



Legislative Context

Accessible British Columbia Act

The *Accessible BC Act,* adopted in 2021, provides the provincial framework for improving accessibility and removing barriers for people with disabilities in British Columbia. The *Accessible BC Act* regulations came into effect on September 1, 2022, and requires prescribed organizations to meet the following requirements:

- establish an accessibility committee
- develop an accessibility plan, reviewed and updated every three years
- create a mechanism for public feedback about barriers encountered by people with disabilities

Accessible Canada Act

The *Accessible Canada Act*, federal legislation passed in 2019, aims to achieve a barrier-free Canada by 2040. The legislation benefits all Canadians, especially persons with disabilities, through the proactive identification, removal and prevention of barriers to accessibility in seven priority areas.

- Employment
- The built environment
- Information and communication technologies (ICT)
- Communication other than ICT
- Design and delivery of programs and services
- Procurement of goods, services and facilities
- Transportation

Create an Accessibility Committee

The Accessibility Committee was officially formed in the fall of 2024. The inaugural meeting was held on October 30, 2024, and the Committee convenes approximately four times a year.

Consistent with the *Accessible BC Act*, the purpose of the Accessibility Committee is to:

- assist the Township in identifying barriers to individuals in or interacting with the organization
- advise the Township on how to remove and prevent barriers to individuals in or interacting with the organization
- support the development and review of an accessibility plan

The role of the Accessibility Committee is to provide guidance and input. As such, the Committee is non-voting and selecting a chair and establishing quorum is not necessary. For certainty, the Accessibility Committee is not a Committee of Council, Commission, or other body under the *Community Charter* or the *Local Government Act.*

Developing an Accessibility Plan

An Accessibility Plan should outline how it will identify and prevent barriers for people interacting or working with the Township.

The following guiding principles, drawn from the *Accessible BC Act*, shape how the Township approaches accessibility:

Inclusion

All residents of the Township, including the person with disabilities, should be able to participate fully and equally in their communities.

Adaptability

The Accessibility Plan should reflect that disability and accessibility are evolving concepts and will adjust to meet the diverse needs and attitude change as we evolve.

Diversity

Reflect the varied experiences, abilities and perspectives within the community.

Collaboration

Work together with people with lived experience and partners.

Self-Determination

Empower individuals to define their own accessibility needs.

Universal Design

Plan spaces, services and information that work for all people, regardless of ability.

These principles are woven throughout the Accessibility Plan's focus areas and actions.

Create a Public Feedback Mechanism

The Township must create a process for receiving public comments on its Accessibility Plan and on the barriers individuals face when interacting with and working within the organization.

The Township values input and feedback by providing various channels for residents to submit their feedback including online forms, emails and phone.



Guiding Documents

- **Official Community Plan (OCP)** – setting policies for universal access and inclusive public spaces
- **Age- and Dementia-friendly Action Plan** – helping people age in the right place and be connected and active for as long as they choose
- **Social Sustainability Strategy** – establishes a clear vision for our future—a connected, inclusive and resilient community where everyone can enjoy and contribute to a great quality of life—and sets out a course to get there

Our Approach

The Accessibility Plan aims to guide the Township in continuing to support accessibility in all that we do. The Accessibility Plan is organized into five key focus areas:

Inclusive Service Design and Delivery

Accessible Communication and Engagement

Built Environment and Public Spaces

Transportation and Mobility

Accessible Procurement and Employment Practices

These five key focus areas are aligned with the *Accessibility Canada Act* and the *Accessible BC Act.* Each key focus area has an overarching goal, associated actions and examples of those actions to provide clarity on what working towards the goals may look like.

3.0 Community Engagement

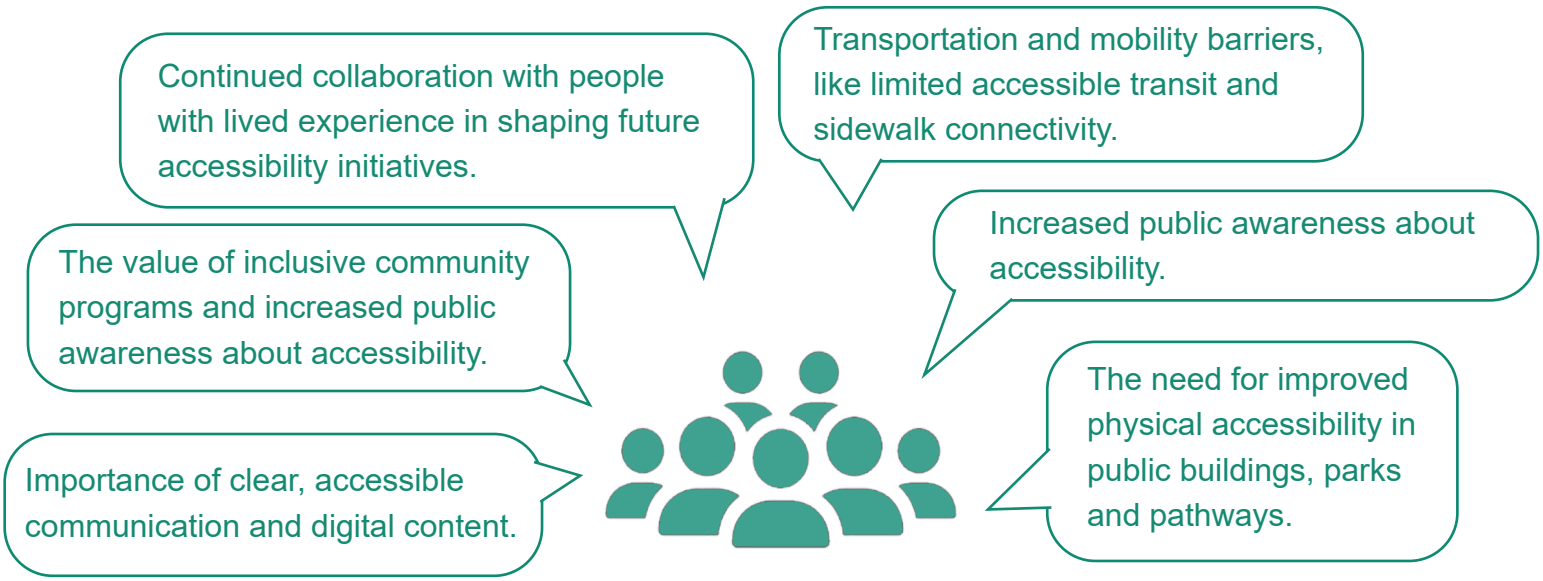
Between April and July 2025, the Township conducted a series of engagement activities to inform the community about the upcoming Accessibility Plan and gather feedback to gain a broad understanding of accessibility barriers and opportunities within Township services, facilities and the broader community.

The engagement activities included:

- an external stakeholder workshop with community organizations and advocacy groups
- pop-up events were held at community hubs to raise awareness and promote participation
- discussions with the Accessibility Committee and other Township Council Advisory Committees
- 370 responses to our community survey

Over 1,000 participants
shared their experiences, challenges and ideas for improving accessibility.

Participants identified both successes and ongoing challenges across key areas such as buildings and public spaces, transportation and mobility, communication and information, employment and community participation.



Community input played a central role in shaping the Accessibility Plan, helping ensure that accessibility actions reflect real lived experiences and that the priorities of participants are identified.

4.0 Actions and Implementation

The Accessibility Plan is organized into five key focus areas. The principles of inclusion, adaptability, diversity, collaboration, self-determination and universal design were at the forefront when creating the actions.

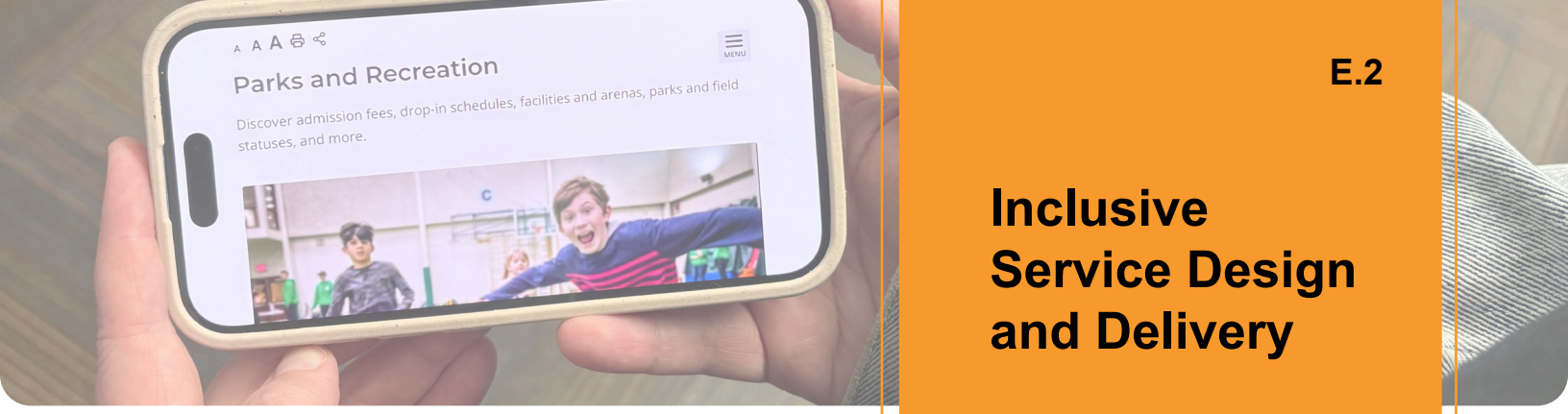
The five key focus areas are:

- **Inclusive Service Design and Delivery**
- **Accessible Communication and Engagement**
- **Built Environment and Public Spaces**
- **Transportation and Mobility**
- **Accessible Procurement and Employment Practices**

Each key focus area has an overarching goal, associated actions and examples of those actions to provide clarity on what working towards the goals may look like.

Prioritization of Actions

O	**Ongoing** actions are the practices and commitments that continue indefinitely as part of regular operations requiring consistent attention, monitoring, and resourcing over time.
S	**Short- term** actions can move forward quickly using existing capacity, subject to available funding.
M	**Medium-term** actions require longer planning horizons and coordination and are subject to available funding resources.
L	**Long-term** actions represent significant investments in resources or infrastructure over an extended period, and/or major funding requirements.



E.2

Inclusive Service Design and Delivery

Goal: To provide programs and services that are accessible to all.

No.	Actions	Priority
1.	Advocate to senior government for increased resources to support residents with disabilities.	O
	Example: Explore opportunities to submit joint advocacy letters with neighbouring municipalities requesting expanded provincial funding for accessible housing, transportation and community support services.	
2.	Consider sensory elements in public spaces and services when planning programs.	O
	Example: Evaluate and adjust lighting and sensory elements in public spaces to avoid overstimulation for neurodiverse users.	
3.	Expand adapted programs for children and adults, especially for those with physical, cognitive, or sensory disabilities.	O
	Example: Improve scheduling sensitivity by reserving rehab-friendly or adaptive program times during the day.	
4.	Incorporate accessibility considerations into Township plans, reports and strategies.	O
	Example: Ensure accessibility is considered in the Official Community Plan.	



E.2

Accessible Communication and Engagement

Goal: To provide communication and information in a way that is accessible to all.

No.	Actions	Priority
1.	Explore opportunities to raise public awareness of accessibility and foster relationships with the accessibility community.	O
	Example: Continue creating connections with local accessibility organizations and lived-experience groups to share updates, gather feedback and collaborate on emerging accessibility needs.	
2.	Explore creating digital tools that help residents identify accessible features and understand potential barriers across the Township.	O
	Example: Develop a GIS mapping system highlighting searchable amenities and barriers in the Township.	
3.	Enhance digital accessibility and accessible information formats.	O
	Example: Explore improving Township digital platforms and offering information in a wider range of accessible formats to support inclusive communication.	
4.	Implement inclusive communication supports.	L
	Example: Pilot virtual ASL interpreting services at Township facilities.	
5.	Increase awarness of accessible Township features, programs and services.	O
	Example: Explore adding an accessibility landing page on the Township website that provides support, contact information and a searchable database of accessible programs.	



E.2

Built Environment and Public Spaces

Goal: To ensure buildings and public spaces are accessible, following universal design guidelines.

No.	Actions	Priority
1.	Ensure principles of universal design are considered as part of upgrades, and future planning and design of parks, trails and Township facilities. *Example: Ensure new trails and retrofits meet minimum width requirements to accommodate canes, walkers, mobility devices and guided walking.*	O
2.	Utilize the Rick Hansen Foundation Accessibility Certification guidelines and other expert resources as required. *Example: Achieve Rick Hansen Foundation Accessibility Certification™ for all new Township facilities.*	O
3.	Conduct accessibility assessments of facilities. *Example: Evaluate stall size, grab bars, turning radius, and sink accessibility.*	S
4.	Explore opportunities to improve accessibility throughout Township facilities. *Example: Install visual and auditory alarms.*	S
5.	Create a set of standardized guidelines specifying the required materials and equipment to ensure consistency across all spaces. *Example: Develop a signage toolkit with templates for tactile, braille, and high-contrast signs.*	S|L

No.	Actions	Priority
6.	Identify opportunities to add shade and rest features throughout parks and trails. *Example: Add shaded benches or leaning rails, or both, along key park trails and long walking routes.*	O
7.	Ensure new and improved playgrounds include accessible and inclusive equipment, where feasible. *Example: Upgrade existing playgrounds with accessible, inclusive equipment such as disc swings, sensory stations and wheelchair-friendly features.*	L
8.	Identify opportunities to improve park and trail entry points. *Example: Install tactile indicators at trail entrances, fence lines and transitions.*	O
9.	Encourage and support accessible work environments through collaboration within the organization on design best practices for Township facilities and workspaces. *Example: Conduct workstation assessments for accommodations.*	O



E.2

Transportation and Mobility

Goal: To make transportation safer, more inclusive, equitable and accessible across the community.

No.	Actions	Priority
1.	Improve pedestrian safety and sidewalk maintenance. *Example: Create and implement a priority snow/ice removal plan for sidewalks and trails, focusing on key pedestrian corridors, residential areas and transit stops.*	O
2.	Assess and upgrade sidewalks, trails and curb infrastructure. *Example: Conduct an accessibility audit of sidewalks, push-button placements and trail curb letdowns to identify barriers and prioritize repairs.*	L
3.	Improve transit stop accessibility. *Example: Increase safety for people using transit by improving bus stop accessibility and amenities.*	M
4.	Implement parking and curb-space accessibility improvements. *Example: Implement the recommendations of the 2016 Township Wide Parking Study and Bylaw Review to manage curb space.*	S
5.	Expand accessible wayfinding and navigation supports in pedestrian environments. *Example: Explore implementation of tactile and colour-coded wayfinding features for individuals with vision loss.*	S



E.2

Accessible Procurement and Employment Practices

Goal: To ensure the Township is an inclusive and accessible organization by designing accessible goods, services and workplaces and by equipping staff with the training needed to advance accessibility.

No.	Actions	Priority
1.	Investigate grant funding opportunities to support accessibility initiatives. *Example: Monitor federal programs for grant applications and submissions.*	S
2.	Evaluate and implement opportunities for accessibility and inclusion training for Township staff. *Example: Create training modules on accessible customer service, communication, and facility navigation.*	S|L
3.	Consider and/or prioritize equipment that has accessible features when purchasing new or replacement fitness equipment. *Example: Increase availability of adaptive gym equipment in recreation centres (e.g., resistance bands, arm ergometers, adjustable benches).*	O
4.	Review and revise policies and resources to meet legislative requirements and best practices. *Example: Continue to follow applicable legislation for accommodation and return to work processes.*	O
5.	Review and update recruitment process and resources to incorporate accessibility and inclusion of best practices. *Example: Continue to review and update resources provided to candidates to assist with the application process.*	O

5.0 Monitoring and Evaluation

Monitoring Us

The Township is committed to identifying, preventing and removing barriers for our residents and visitors. Accessibility is constantly evolving and it is the Township's responsibility to stay informed and shift priorities as diverse needs emerge. The Township will monitor progress made towards the Actions identified in this Plan and report out on their status annually. In addition, as legislated, the Township will update the Accessibility Plan every 3 years, while considering changing legislation, shifting priorities, evolving best practices and progress made over time.

Receiving Feedback

As a Plan informed by and impacting the community, the Township will continue to rely upon residents and visitors sharing their lived experiences with us, through a variety of feedback channels.



Online feedback form

Via Accessibility Webpage



Email

Directly with the Community and Policy Planning Division (cpp@tol.ca).



Phone calls

Directly to the Community and Policy Planning Division (604-533-6034)



In-person visits

At the Civic Facility to meet with a representative from the Community and Policy Planning Division to share feedback and receive help filling out the feedback form (if desired).



Mailed written correspondence

To the Community and Policy Planning Division (20338 – 65 Ave, Langley, BC V2Y 3J1).

Glossary of Terms

Language in the accessibility field continues to change as our understanding and best practices develop. This Accessibility Plan uses person first language such as “people with disabilities” to align with the *Accessible BC Act*. Some individuals prefer identity first language such as “disabled person”. The most respectful approach is to ask people which terminology they prefer and use the language they choose.

Accessibility – enabling persons with disabilities to live independently and participate fully in all aspects of life, having access to all aspects of society on an equal and equitable basis with others as per Accessibility Standards Canada.

Council Advisory Committee – a Council-appointed body made up of Township residents and individuals who possess knowledge and expertise relevant to the Committee’s mandate.

Barrier – anything that hinders the full and equal participation in society of a person with an impairment. Barriers can be:

- caused by environments, attitudes, practices, policies, information, communications or technologies
- affected by intersecting forms of discrimination

Disability – an inability to participate fully and equally in society as a result of the interaction of an impairment and a barrier.

Impairment – an impairment includes a physical, sensory, mental, intellectual or cognitive impairment, whether permanent, temporary or episodic.

Inclusion – all British Columbians, including persons with disabilities, should be able to participate fully and equally in their communities.

Lived Experience – the personal knowledge, insights and perspectives that people with disabilities gain from navigating barriers in their daily lives. It highlights the value of firsthand understanding in shaping decisions, policies and practices that support accessibility.

Procurement – how the Township buys things or works with others. Examples include buying equipment or hiring consultants.

Self-determination – accessibility legislation should seek to empower people with disabilities to make their own choices and pursue the lives they wish to lead.

Universal Design – process of creating services and environments that are accessible to people with a wide range of abilities, disabilities and other characteristics.

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-81
FROM:	ENGINEERING DIVISION	**FILE:**	5480-01
SUBJECT:	ON-STREET TRUCK PARKING PILOT PROGRAM UPDATE		

RECOMMENDATIONS:

That Council endorse continuing Phase 1 of the on-street truck parking pilot program in Gloucester Industrial Estates, and direct staff to include $6,000 for installation of waste receptacles and $20,400 for ongoing operational costs for disposal and cleaning for Phase 1 in the 2027-2031 Financial Plan for Council's consideration.

That Council endorse deferring Phase 2 of the on-street truck parking pilot program in Gloucester Industrial Estates until such a time as the parking utilization of Phase 1 has increased substantially.

That Council endorse implementing Phase 3 of the on-street truck parking pilot program in Northwest Langley at an estimated initial cost of $26,000 and ongoing operational costs of $20,400 for disposal and cleaning, and direct staff to include costs in the 2027 – 2031 Financial Plan for Council consideration.

EXECUTIVE SUMMARY:

Truck owner-operators, short-haul truck drivers and long-haul truck drivers are looking for convenient and secure overnight truck parking or staging areas. At the December 16, 2024 Regular Meeting, Council directed staff to proceed with a one-year pilot program to allow truck parking at all hours on select roads in the Gloucester industrial area.

Phase 1 of the pilot program was implemented in 2025 and provided space for approximately 50 to 70 trucks to park on Gloucester Way and on 272 Street. The Township Bylaw department conducted regular patrols on both roads and found that on average, 21 trucks were observed utilizing the parking areas. Concerns were raised regarding waste and litter on the boulevard fronting property on 272 Street, within Phase 1. To address concerns with litter and waste on the boulevard, waste receptacles can be installed on Phase 1 roads in Gloucester at an estimated installation cost of $6,000 and annual operational cost of $20,400, subject to approval of funding.

The original intent of the pilot program was to extend the on-street truck parking to sections of 275 Street and 58 Crescent as part of Phase 2. As the parking uptake for Phase 1 in Gloucester has not been fully utilized, staff propose retaining the existing truck parking in Gloucester and not proceeding with the previously outlined roads for Phase 2.

Alternatively, options have been explored for the implementation of truck parking on select roads in Northwest Langley (previously identified as Phase 3). A review of candidate locations determined that 101 Avenue, 197 Street, and 198 Street can accommodate approximately 40 to 60 trucks, as illustrated in Attachment A, with implementation costs estimated at approximately $26,000 and ongoing operational costs of $20,400 for disposal and cleaning of waste receptacles.

Implementation can occur following outreach and feedback activities. As such, Phase 3 of the pilot program could be implemented in 2027, subject to funding. The effectiveness of Phase 3 would be monitored and enforced with patrols by the Bylaw Department with existing operational resources and in consideration of other departmental priorities.

PURPOSE:

To seek Council endorsement for continuing Phase 1, deferring Phase 2, and implementing Phase 3, of the on-street truck parking pilot program.

BACKGROUND/HISTORY:

The lack of adequate truck parking has been a challenge in the Township in recent years. Truck owner-operators, short-haul truck drivers and long-haul truck drivers are looking for convenient and secure overnight truck parking or staging areas. At the July 15, 2024 Regular Meeting, Council directed staff to develop a one-year pilot program to allow truck parking at all hours on select roads in Gloucester and Northwest Langley industrial areas.

DISCUSSION/ANALYSIS:

Staff submitted Report 24-291 "Truck Parking in the Township of Langley" to Council at the December 16, 2024 Regular Meeting. The report described a phased process to implement an on-street truck parking pilot program. At that meeting, Council endorsed Phase 1 of the pilot program, which was to permit truck parking at all hours on select roads in the Gloucester Industrial Estates.

Phase 1 of the pilot program was implemented in 2025 to allow on-street truck parking on Gloucester Way from 268 Street to 275 Street, and on 272 Street from 48 Avenue to 56 Avenue. The pilot program in Gloucester involved the installation of street signage, yellow curb paint at driveways, community outreach, and parking utilization monitoring. Phase 1 of the pilot program accommodates approximately 50 to 70 trucks, subject to truck size and trailer components.

Following implementation in early 2025, Township Bylaw staff undertook 214 patrols on both Gloucester Way and 272 Street. There was a total of 1,681 trucks observed on Gloucester Way and 2,808 trucks observed on 272 Street during the 214 site patrols. There was an average of 21 trucks observed utilizing the on-street truck parking.

There was a total of 50 tickets issued by the Bylaw Department during the 214 patrols. The following were the number of tickets issued for each violation type:

- Park Commercial Trailer on a Highway: 4 tickets
- Park Trailer Without Motive Power Unit: 42 tickets
- Park for a continuous Period Exceeding 72 Hours: 3 tickets
- Stand/Park Alongside Yellow Curb: 1 ticket

There have also been concerns raised by residents regarding waste and refuse on the boulevard along 272 Street, within the pilot program area. Staff inspected the site, as well as other roads within Gloucester that were not part of the pilot program and found them to be in similar conditions. To address concerns with litter and waste on the boulevard, waste receptacles can be installed on Phase 1 roads in Gloucester, subject to approval of funding.

While not fully utilized, Phase 1 of the pilot program provided additional truck parking, with limited issues resulting from its implementation. As such, staff propose retaining the truck parking installed during Phase 1 of the pilot program. To address concerns with litter and waste on the boulevard, a waste receptacle can be installed on each block on the main roads in Gloucester, such as 272 Street and Gloucester Way. The work includes gravel pads to anchor each of the 20 waste receptacles at an estimated cost of $4,000. Staff will re-use old stock of waste receptacles in storage along with new 45-gallon barrels at an estimated cost of $2,000. The average cost of weekly pick-up is $300 per week ($15,600 per year), plus an additional $4,800 per year for increased frequency of pick during peak times (3 months during the summer) with a total estimated cost of $20,400.

Phase 2 of the pilot program was previously planned to expand on-street truck parking to 275 Street and 58 Crescent in Gloucester. However, based on the underutilization of the available on-street parking provided in Phase 1 of the pilot program, expansion to provide

additional parking in Gloucester may not be the best use of Township resources and is not recommended at this time.

Alternatively, staff have explored options for the implementation of Phase 3 of the pilot program, which was to further extend the on-street truck parking to select roads in Northwest Langley. The pilot program in Northwest Langley would involve the installation of street signage, community outreach, and parking utilization monitoring.

Staff propose to undertake the following actions to facilitate Phase 3 of the pilot program:

Street Locations

A review of candidate roads in Northwest Langley identified the following as potential locations for on-street truck parking:

- 101 Avenue from 197 Street to the west property line of 19950 101 Avenue
- 197 Street from 98A Avenue to 101 Avenue
- 198 Street from 96 Avenue to the cul-de-sac at the 9100 block

Due to the road width, trucks will only be permitted to park in one direction: the north side of 101 Avenue, the west side of 197 Street, and the east side of 198 Street. The locations, as shown in Attachment A, have been identified using criteria such as access from arterial routes, driveway access, current parking demand, sightlines and adequate turnaround areas. It is estimated that approximately 40 to 60 trucks can be accommodated, subject to truck size and trailer components.

Proposed Signage

New road signs would indicate “Commercial Vehicle Parking Permitted - Max 72 hours”. Signs would be placed at regular intervals along the designated parking areas. Additional signs, including the pilot area map, would be placed in the area to inform road users and local businesses about the pilot program. The cost for preparation and installation of signage for Phase 3 of the pilot program is estimated at approximately $20,000.

Litter and Waste Removal

Based upon the concerns raised with litter and waste from Phase 1 of the pilot program, it is anticipated that waste receptacles may be needed on Phase 3 roads with similar installations as proposed in Gloucester. The cost of installing a receptacle on each block of roads within Phase 3 is estimated at $6,000 and ongoing operational costs for disposal and cleaning are estimated at $20,400. The total implementation cost for phase 3 is $26,000, and the ongoing operational cost is $20,400

Outreach and Feedback

Planned outreach to businesses on 101 Avenue, 197 Street, and 198 Street is intended to increase awareness of the pilot program and provide opportunities for feedback. Information will include the timeline for the pilot program, the method that businesses can provide feedback, and the ability for employees or patrons to park on the street. The outreach campaign would include both online (website, social media) and conventional (media release, paid newspaper advertisements, etc.) communication methods. A dedicated section on the existing Transportation webpage would be created with detailed information on the pilot program, including a dedicated email address for submission of any questions or concerns.

Targeted outreach would include local trucking businesses and the BC Trucking Association (BCTA). In consideration of the significant percentage of bylaw tickets issued in Phase 1 for parking of trailers on the roadway without the truck attached, a specific focus of the outreach

activities would address this item. Phase 3 of the pilot program will not be implemented until outreach and feedback activities have been completed or are ongoing. It is anticipated that these outreach and feedback activities could be undertaken in 2027, subject to Council's consideration of funding in the 2027 – 2031 Financial Plan. As such, Phase 3 of the pilot program could be implemented in 2027, subject to funding and the outcomes of the outreach and feedback activities.

Pilot Project Effectiveness

Once Phase 3 of the pilot program is implemented, parking utilization will be observed and recorded by Township Bylaw Officers (Officers). The Officers would collect data using the Automated License Plate Reader (ALPR) to monitor trucks that have stayed beyond the posted 72-hour limit. Officers would also manually count how many vehicles are parked on the identified streets. The two pilot program areas are at opposite ends of the Township; as such, enforcement and monitoring activities from the Officers will be undertaken within existing operational resources and in consideration of other departmental priorities.

Financial Implications:

The following table summarizes the proposed costs to be included in the 2027-2031 Financial Plan for Council's consideration.

Description	Capital Cost	Operating Cost
Phase 1: Receptacles supply, install, and ongoing waste cleanup/removal	$6,000	$20,400
Phase 3: Signage supply and install	$20,000	-
Phase 3: Receptacles supply, install, and ongoing waste cleanup/removal	$6,000	$20,400
Total	**$32,000**	**$40,800**

Phases 1 and 3 would have approximately 40 single-stream garbage receptacles installed with pickup and cleanup scheduled every week, with increased pickup frequency during the summer months.

Respectfully submitted,

Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

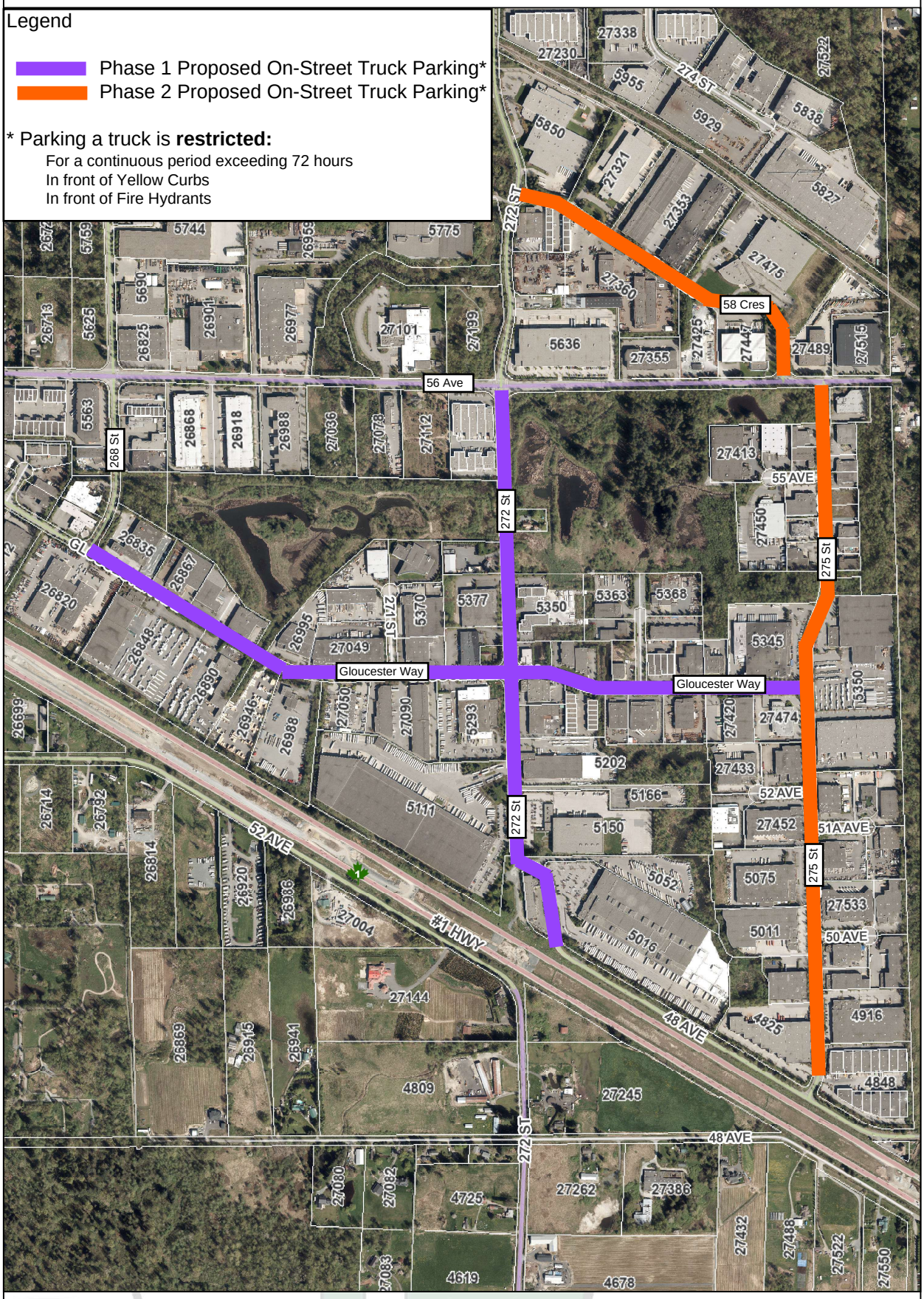
This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
COMMUNITY POLICY AND PLANNING DIVISION	J. Chu
BYLAW ENFORCEMENT DIVISION	M. Natt
FINANCE DIVISION	S. RUFF

ATTACHMENT A Maps of Proposed On-Street Commercial Truck Parking Phases

Gloucester

ATTACHMENT A



Township of Langley BC
Est. 1873

0 187.5 375 750 Meters
1:7,500

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Township of Langley

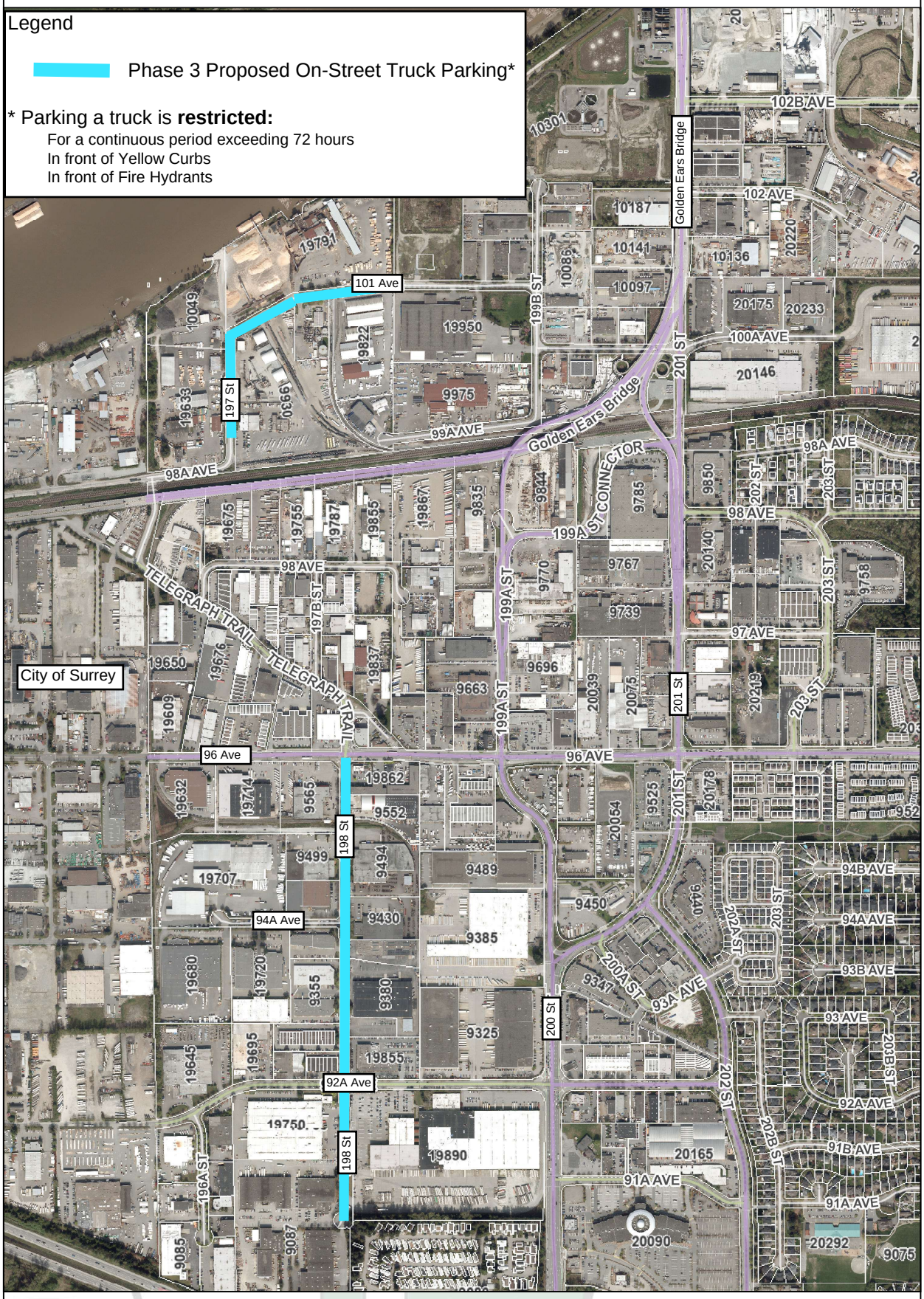
Map printed on: Friday, June 19, 2026

Northwest Langley

Legend

Phase 3 Proposed On-Street Truck Parking*

* Parking a truck is **restricted:**
For a continuous period exceeding 72 hours
In front of Yellow Curbs
In front of Fire Hydrants



Township of Langley BC
Est. 1873

0 187.5 375 750 Meters
1:7,500

The data provided is a compilation of geographic information drawn together from a variety of sources, historic and current, and does not necessarily include everything and anything for a particular purpose; and the person utilizing this information does so entirely at their risk as the Township of Langley assumes no obligation or liability for the use of this information by any person and makes no representations or promises regarding the completeness or accuracy of the information or its fitness for a particular purpose.

Map printed on: Friday, June 19, 2026

Township of Langley

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-80
FROM:	ENGINEERING DIVISION	**FILE:**	5260-26-030
SUBJECT:	HIGHWAY 13 POTENTIAL PEDESTRIAN IMPROVEMENTS		

RECOMMENDATIONS:

That Council direct staff to provide a copy of this report to the Ministry of Transportation and Transit for their consideration of the conceptual pedestrian improvement plan for Highway 13 in Aldergrove.

That Council direct staff to include a funding request of $190,000 for the detailed design of pedestrian improvements along Highway 13 from 28 Avenue to the 3200 block in the 2027 – 2031 Financial Plan for the consideration of Council.

EXECUTIVE SUMMARY:

At the March 23, 2026 Regular Meeting, Council directed staff to report back on potential pedestrian improvements along Highway 13 (264 Street) between 28 Avenue and the 3200 block. Highway 13 is a two-lane provincial highway connecting 0 Avenue to Highway 1 under the jurisdiction of the Ministry of Transportation and Transit (MOTT). Currently, the paved shoulders serve as the primary pedestrian facility for Highway 13 in Aldergrove. There are sidewalks closer to the intersection of Highway 13 and Fraser Highway, where commercial properties are located.

MOTT has previously advised that they do not currently have plans to widen Highway 13. However, portions of Highway 13 near Fraser Highway have already been widened, and staff anticipate that additional sections will be widened in the future. As such, any pedestrian improvement undertaken would function as an interim improvement pending future widening of the Highway.

Staff developed a conceptual pedestrian improvement plan as illustrated in Attachment A, which includes 3.0 m wide at-grade asphalt MUPs on both sides of Highway 13, where feasible, as well as extruded asphalt curbs with drainage gaps, delineator posts, and streetlighting.

As the intersection of Highway 13 and Fraser Highway is under the jurisdiction of MOTT, staff will discuss the pedestrian safety concerns raised by residents with MOTT. Staff will request MOTT to review the intersection to determine if there are any feasible options to improve pedestrian safety.

PURPOSE:

The purpose of this report is to present Council with a conceptual pedestrian improvement plan for Highway 13.

BACKGROUND/HISTORY:

The Township has received concerns from residents in Aldergrove regarding pedestrian safety at the intersection of Highway 13 (264 Street) and Fraser Highway, and along Highway 13 between 28 Avenue and the 3200 block. A delegation appeared at the March 23, 2026 Regular Meeting to discuss pedestrian safety on Highway 13. Following the delegation, Council passed the following motion:

> *"That delegation from J. Dickson and D. Kask be referred to staff to report back to Council no later than the end of Q2, 2026 and that the Mayor forwards correspondence to the Ministry of Transportation in advance of the report."*

As per the resolution, on March 31, a letter was sent to the Minister of Transportation and Transit expressing support for pedestrian safety improvements at the intersection of Highway 13 and Fraser Highway, and construction of pedestrian infrastructure along Highway 13 between 28 Avenue and 30A Avenue.

DISCUSSION/ANALYSIS:

Highway 13 is a two-lane provincial highway connecting 0 Avenue to Highway 1. It is owned, operated, and maintained by the Ministry of Transportation and Transit (MOTT). The speed limit is 60 km/h through Aldergrove between 28 Avenue and the 3200 block. The speed limit increases to 80 km/h north and south of Aldergrove. The land use west of Highway 13 is primarily commercial and industrial, while the land use to the east is primarily residential.

Fraser Highway is a two-lane major arterial road between 248 Street and Highway 13, and it becomes a four-lane major arterial road between Highway 13 and 270 Street. It is owned, operated, and maintained by the Township, except for the intersection of Highway 13, where it is under MOTT jurisdiction. Fraser Highway is also part of the TransLink Major Road Network (MRN). The speed limit is 80 km/h west of 262 Street and 60 km/h east of 262 Street until it changes to 50 km/h at the 26800 block. The traffic volume ranges from 18,000 to 22,000 vehicles per day between 260 Street and 270 Street.

<u>Existing Pedestrian Infrastructure:</u>

The existing pedestrian infrastructure along Highway 13 is summarized in the table below.

Road Section	Existing Pedestrian Facility - West Side	Existing Pedestrian Facility - East Side
Highway 13 from 3200 block to 32 Avenue	2.5-3.0 m wide paved shoulder transitioning to a 1.5 m wide sidewalk	2.5-3.0 m wide paved shoulder
Highway 13 from 32 Avenue to Fraser Highway	1.5 m wide sidewalk	3.0 m wide raised multi-use path (MUP)
Highway 13 from Fraser Highway to 30A Avenue	1.5 m wide sidewalk	1.5 m wide sidewalk closer to Fraser Highway transitioning into a 2.5-3.0 m wide paved shoulder
Highway 13 from 30A Avenue to 28 Avenue	2.5-3.0 m wide paved shoulder	2.5-3.0 m wide paved shoulder

Highway 13 and Fraser Highway is a signalized intersection with marked crosswalks, pedestrian push buttons, and countdown timers on all four legs of the intersection. Currently, MOTT is constructing a new traffic signal on Highway 13 at 29 Avenue with marked crosswalks and pedestrian push buttons on all four legs. Additionally, a fire signal is being installed on Highway 13 at 30A Avenue.

MOTT has previously indicated that they do not currently have plans to widen Highway 13 to 4 lanes. However, portions of Highway 13 near Fraser Highway have already been widened. It is anticipated that other portions of Highway 13 will be widened in the future. As such, any pedestrian improvements constructed on Highway 13 would be temporary and replaced in the long term as part of future widening.

Conceptual Pedestrian Improvement Plan:

Highway 13 currently has wide travel lanes and paved shoulders more fitting for a rural area with a higher posted speed limit. Staff developed a conceptual improvement plan that is more applicable to an urban area. This conceptual plan is based on adding pedestrian infrastructure without widening Highway 13.

The conceptual plan includes 3.0 m wide at-grade asphalt Multi-Use-Paths (MUPs) on both sides of Highway 13, where feasible, along with extruded asphalt curbs, drainage gaps, and delineator posts. The infrastructure for this concept is illustrated in Attachment A, with the proposed pedestrian infrastructure summarized in the table below.

Road Section	Proposed Improvements - West Side	Proposed Improvements - East Side
Highway 13 from 3200 block to 32 Avenue	2.5-3.0 m wide paved shoulder transitioning to a 1.5 m wide sidewalk (existing)	3.0 m wide at-grade MUP
Highway 13 from 32 Avenue to Fraser Highway	1.5 m wide sidewalk (existing)	3.0 m wide raised MUP (existing)
Highway 13 from Fraser Highway to 30A Avenue	1.5 m wide sidewalk (existing)	3.0 m wide at-grade MUP
Highway 13 from 30A Avenue to 28 Avenue	3.0 m wide at-grade MUP	3.0 m wide at-grade MUP

The conceptual plan includes MUPs or sidewalks that are separated from the adjacent travel lane with extruded asphalt curbs. Delineator posts are included where there are gaps for drainage and will further alert motorists to the presence of pedestrians. Streetlights are also incorporated to improve lighting in the area and will further increase the conspicuity of pedestrians. The next step would be to review the concept with MOTT staff, as Highway 13 is Provincial jurisdiction. Should there be a desire to proceed further on developing the concept, a detailed design of the corridor would be required. The order of magnitude of the cost estimate to complete the detailed design is $190,000, and staff can include this in the 2027 – 2031 Financial plan for the consideration of Council.

Highway 13 and Fraser Highway Intersection:

Concerns have been raised about the safety of pedestrians crossing at the intersection of Highway 13 and Fraser Highway. The intersection is fully under the jurisdiction of MOTT; however, staff note that the intersection is signalized with marked crosswalks, pedestrian push buttons, countdown timers, and left turn signals on all four legs of the intersection.

There are several types of pedestrian crossings that may be used, each with its own signs, lights, and road markings. Typical pedestrian crossing types of a roadway include:

1. Signed and marked crosswalks with pedestrian crossing signs and road markings.
2. Special crosswalks with pedestrian crossing signs, road markings and pedestrian activated amber flashing lights.
3. Pedestrian signals, where the main roadway is controlled with pedestrian activated traffic signal, road markings, and crosswalk signals with a walk/don't walk display.
4. Full traffic signals, where all road approaches are controlled with a traffic signal activated by both vehicles and pedestrians, crosswalk signals (walk/don't walk), and road markings.

It has been requested that "overhead pedestrian crossing signs with flashing beacons" be installed to alert drivers that someone is in the intersection. Overhead pedestrian signs are often installed at special crosswalks, with amber flashing lights activated by pedestrians. The pedestrian signs in these locations are typically illuminated, with downlighting, as there is no traffic signal or intersection lighting.

Traffic signals are not installed with "overhead pedestrian crossing signs with flashing beacons" as there is already a three-color display on the traffic signal and a pedestrian crossing signal (walk/don't walk) at all corners of the intersection, to advise both motorists and pedestrians when pedestrians can cross. The amber flashing light at special crosswalks cannot be used at a full traffic signal, as this light would contradict the traffic signal light.

Next Steps:

Subject to Council direction, staff will formally provide a copy of this report to MOTT for their consideration of the conceptual pedestrian improvement plan and include a funding request of $190,000 for the detailed design of pedestrian improvements along Highway 13 from 28 Avenue to the 3200 block in the 2027 – 2031 Financial Plan.

Respectfully submitted,

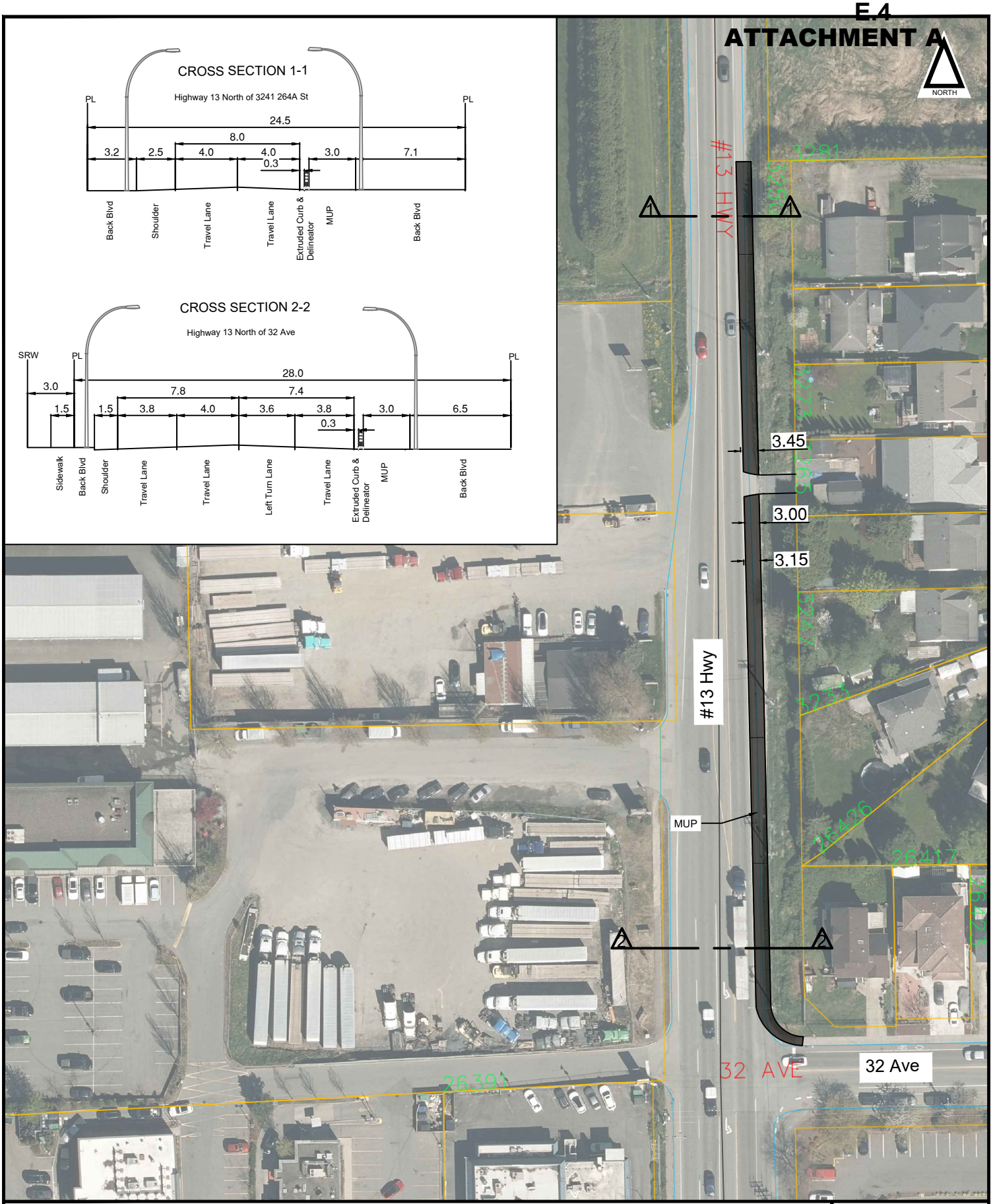
Paul Cordeiro
MANAGER, TRANSPORTATION ENGINEERING
for
ENGINEERING DIVISION

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

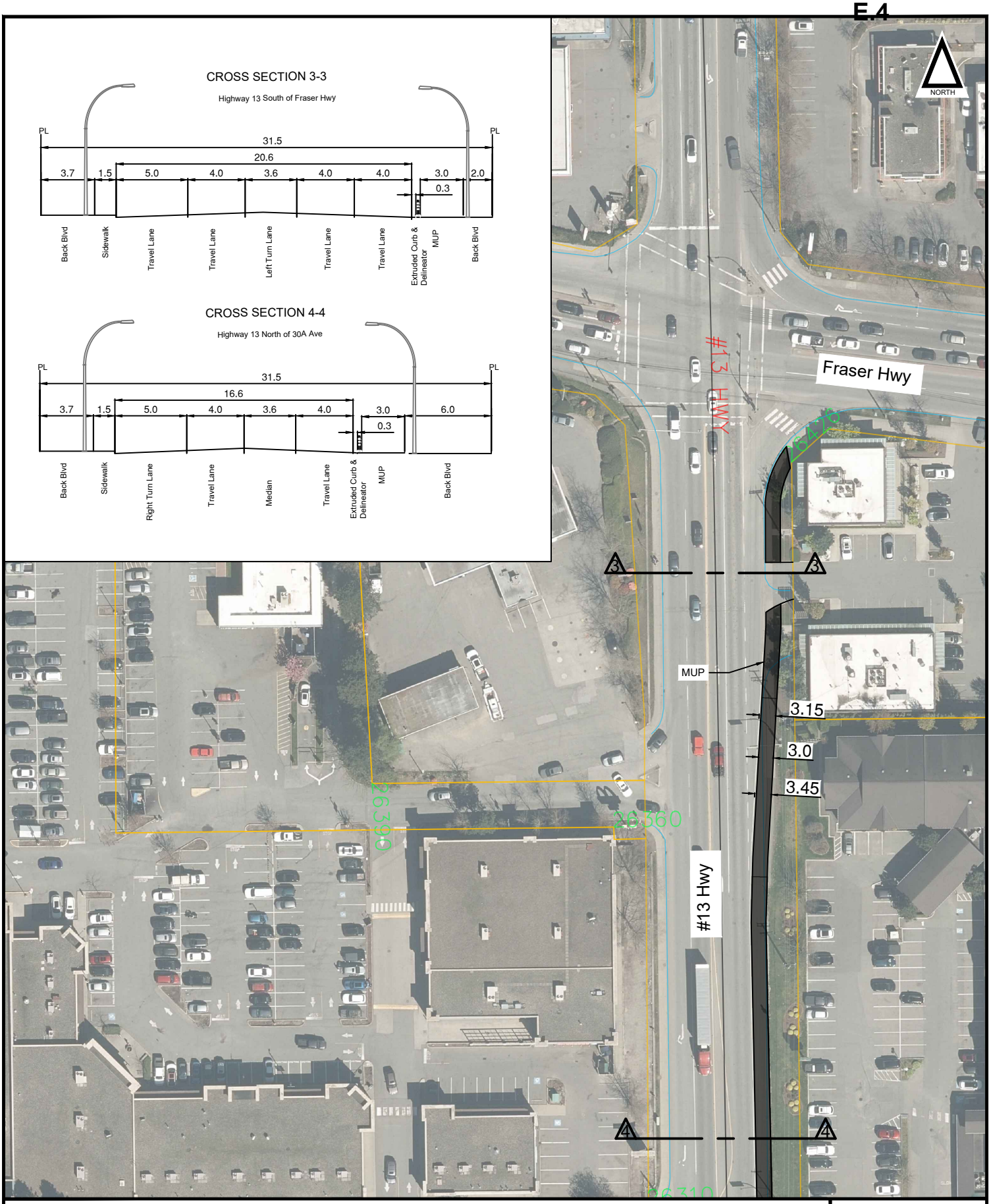
CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff

ATTACHMENT A Highway 13 Conceptual Pedestrian Improvement Plan

ATTACHMENT A



The Corporation of the Township of Langley			DESIGN BY: PB
Township of Langley Est.1873	Highway 13 Conceptual Pedestrian Improvement Plan		DRAWN BY: PB
			APPROVED BY: TL
SR No.	TCO No. 5260-26-030		DATE: June 22, 2026
AS BUILT No.	SHEET NO. 1 OF 5	REV. 3	SCALE: 1:1000

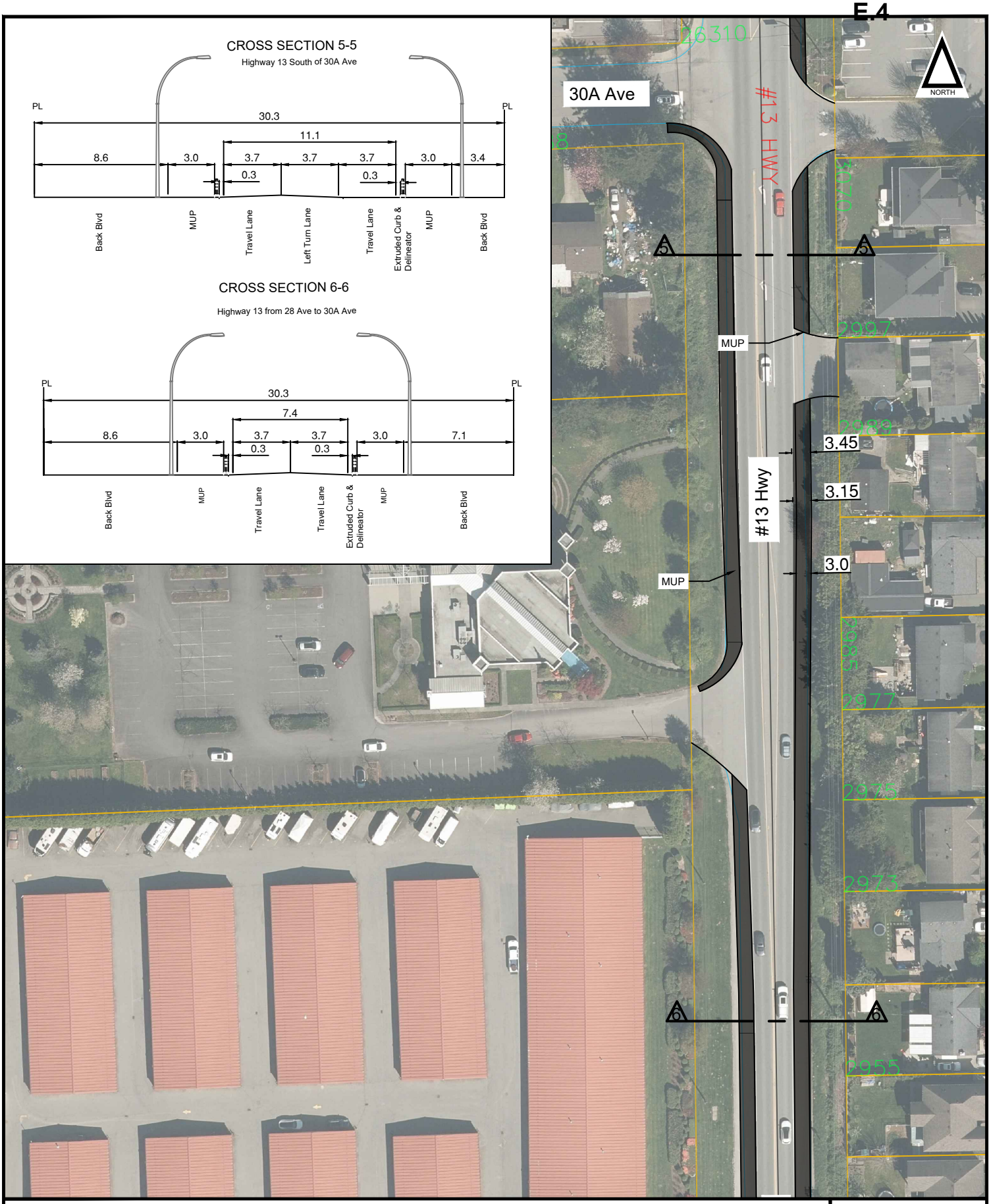


The Corporation of the Township of Langley

Township of Langley
Est.1873

Highway 13 Conceptual Pedestrian Improvement Plan

SR No.	TCO No. 5260-26-030		DESIGN BY: PB
			DRAWN BY: PB
			APPROVED BY: TL
AS BUILT No.	SHEET NO. 2 OF 5	REV. 3	DATE: June 22, 2026
			SCALE: 1:1000

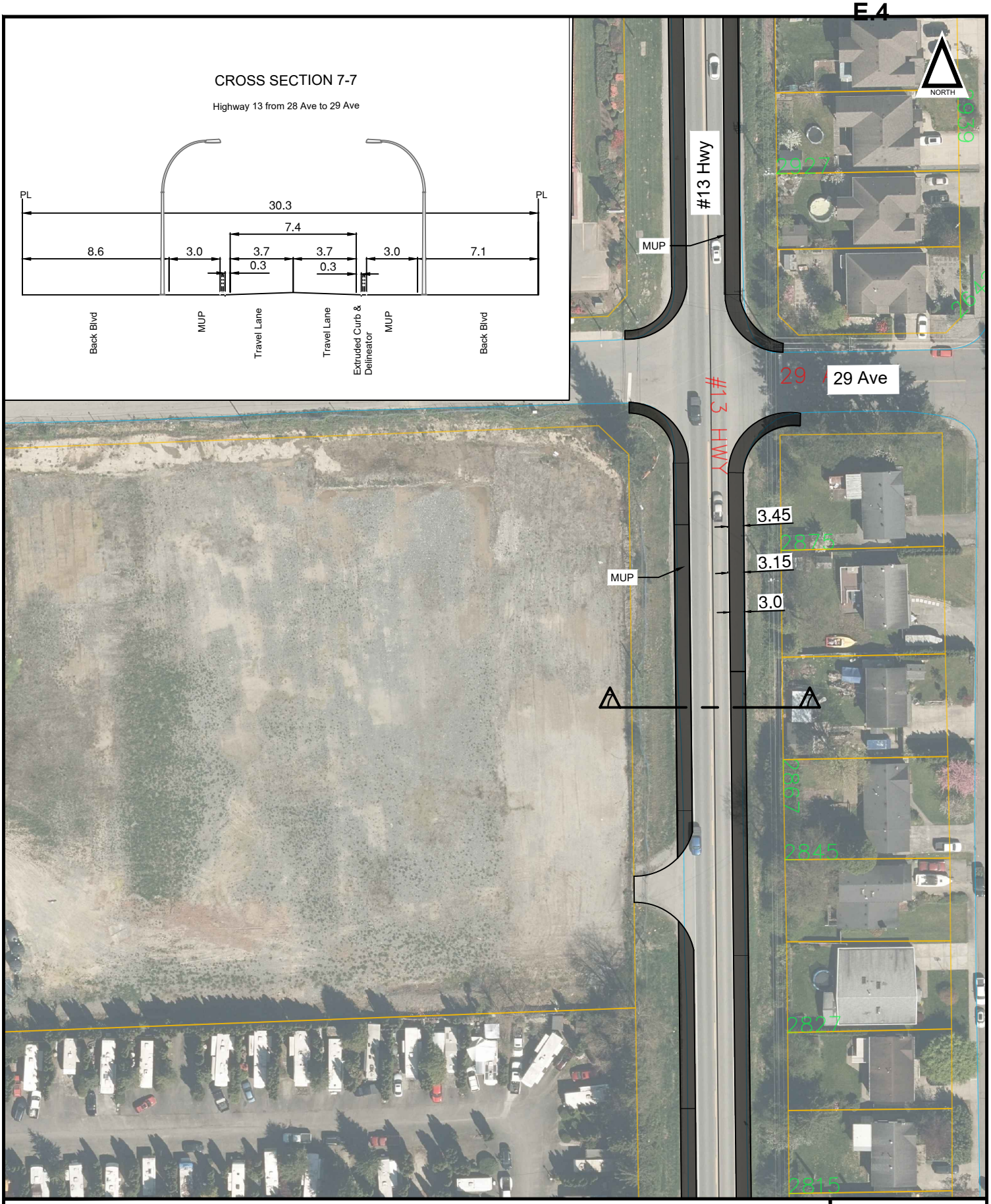


The Corporation of the Township of Langley

Township of Langley
Est.1873

Highway 13 Conceptual Pedestrian Improvement Plan

SR No.	TCO No. 5260-26-030		DESIGN BY: PB
			DRAWN BY: PB
			APPROVED BY: TL
AS BUILT No.	SHEET NO. 3 OF 5	REV. 3	DATE: June 22, 2026
			SCALE: 1:1000

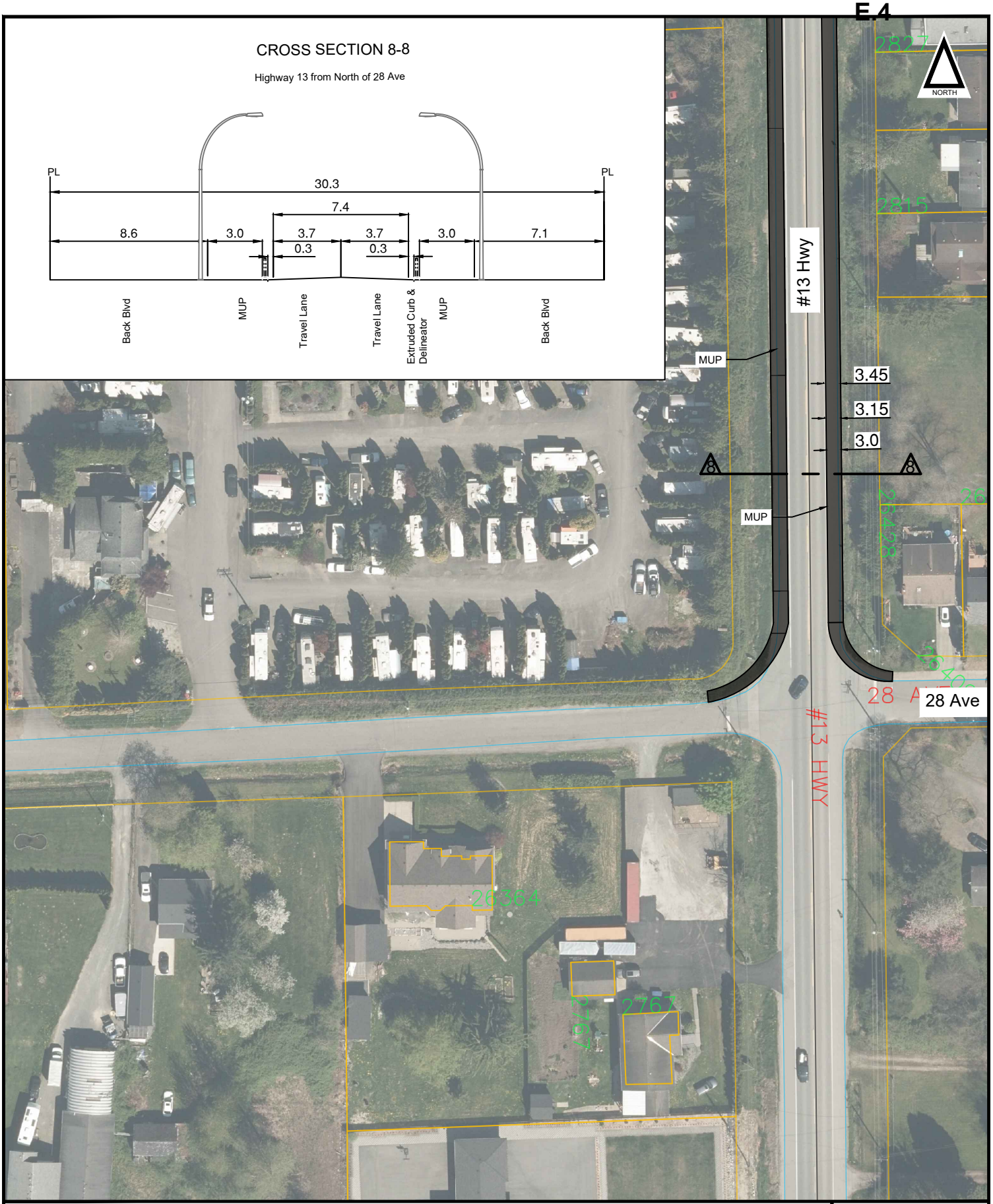


The Corporation of the Township of Langley

Township of Langley
Est.1873

Highway 13 Conceptual Pedestrian Improvement Plan

SR No.	TCO No. 5260-26-030		DESIGN BY: PB
			DRAWN BY: PB
			APPROVED BY: TL
AS BUILT No.	SHEET NO. 4 OF 5	REV. 3	DATE: June 22, 2026
			SCALE: 1:1000



The Corporation of the Township of Langley

Township of Langley Est.1873

Highway 13 Conceptual Pedestrian Improvement Plan

SR No.	TCO No. 5260-26-030		DESIGN BY: PB
			DRAWN BY: PB
			APPROVED BY: TL
			DATE: June 22, 2026
AS BUILT No.	SHEET NO. 5 OF 5	REV. 3	SCALE: 1:1000

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 – REGULAR MEETING	**REPORT:**	26-76
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	13-20-0160
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101497 (RANDHAWA / 27251 – 30 AVENUE)		

PROPOSAL:

Development Permit application (including variance) for a 3-storey mixed use building containing five apartment units and a 208.3 m^2 (2,241 ft^2) group children's daycare located at 27251 – 30 Avenue.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101497 subject to six (6) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Aldergrove Community Plan and complies with the site's Community Commercial C-2 zoning, with the exception of the proposed contiguous age-friendly amenity area variance.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101497 to Sohail and Zeshan Randhawa for property located at 27251 – 30 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. Section 111.5 – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m^2 (753.4 ft^2) to 30.3 m^2 (326.1 ft^2) as indicated in Schedule "A".
e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
f. 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. 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.
b. Registration of a restrictive covenant requiring Unit 3 to be provided as adaptable housing.
c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
e. On-site landscaping to be secured by letter of credit at building permit stage.
f. Payment of Development Cost Charges, supplemental development permit application fees and building permit administration fees.

EXECUTIVE SUMMARY:

Architecture Panel Inc. has applied on behalf of the property owner for a development permit for a 3-storey mixed use building containing five apartment units and a 208.3 m^2 (2,241 ft^2) group children's daycare located at 27251 – 30 Avenue. The development includes a variance to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m^2 (753.4 ft^2) to 30.3 m^2 (326.1 ft^2).

The development proposal is consistent with the Development Permit Area 'D' – Downtown Core Area provisions of the Aldergrove Community Plan and complies with the site's Community Commercial Zone C-2, with the exception of the proposed contiguous age-friendly amenity area variance. Issuance of Development Permit No. 101497 is recommended subject to six (6) conditions, plus six (6) conditions to be applied at the building permit stage.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101497.

REFERENCE:

Agent:	Architecture Panel Inc. 206, 1493 Foster Street White Rock, BC V4B 0C4
Owner:	Sohail and Zeshan Randhawa 8699 – 168A Street Surrey, BC V4N 5J4
Legal Description:	Lot 17 Block 2 Section 20 Township 13 New Westminster District Plan 1621
Location:	27251 – 30 Avenue
Area:	737.6 m^2 (7,940.0 ft^2)
Existing Zoning:	Community Commercial Zone C-2
Aldergrove Community Plan:	Aldergrove Core Land Use Plan
Aldergrove Core:	Low Density Residential (1.1 FSR)

BACKGROUND/HISTORY:

- The subject site is currently zoned Community Commercial Zone C-2 and is designated Low Density Residential (1.1 FSR) in the Aldergrove Community Plan.
- The subject site is located in Development Permit Area 'D' – Downtown Core Area in the Aldergrove Community Plan.

DISCUSSION/ANALYSIS:

- Architecture Panel Inc. has applied on behalf of the property owner for a development permit for a 3-storey mixed use building containing five apartment units and a 208.3 m^2 (2,241 ft^2) group children's daycare located at 27251 – 30 Avenue.
- The proposed development permit includes a variance to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m^2 (753.4 ft^2) to 30.3 m^2 (326.1 ft^2).
- The proposal is consistent with the Aldergrove Community Plan and is compliant with the site's existing Community Commercial C-2 zoning, with the exception of the proposed contiguous age-friendly amenity area variance.

Adjacent Uses:

	Existing Use:	Aldergrove Community Plan Designation:	Existing Zoning:
North:	A lane, beyond which is a commercial building	Medium Density Mixed Use (2.0 FSR)	Community Commercial Zone C-2
South:	30 Avenue, beyond which is a residential apartment building	Medium Density Residential (2.0 FSR)	Multiple Family Residential Zone RM-3
East:	A property with a single family dwelling	Low Density Residential (1.1 FSR)	Community Commercial Zone C-2

West:	A property with a single family dwelling	Low Density Residential (1.1 FSR)	Community Commercial Zone C-2

Development Permit No. 101497:

- The subject site is designated Development Permit Area 'D' – Aldergrove Core Area in the Aldergrove Community Plan.
- The form and character of the proposed 827.3 m^2 (8,905 ft^2) 3-storey mixed use building is consistent with the Development Permit Area 'D' – Downtown Core Area guidelines.
- Proposed Development Permit No. 101497 is attached to this report (Attachment B).
- The proposed 3-storey building contains five 2-bedroom apartment units above a ground floor group children's daycare that accommodates 12 children and two employees.
- The proposed building fronts 30 Avenue, with vehicular access to the site provided from the rear lane and pedestrian access provided from both 30 Avenue and the rear lane.
- The proposal complies with the site's existing Community Commercial C-2 zoning, with the exception of the proposed contiguous age-friendly amenity area variance.

Proposed Variance:

- Section 111.5 of the Zoning Bylaw states the required minimum contiguous size of each age-friendly amenity area shall be 70 m^2 (753.4 ft^2). The applicant is proposing to permit the required outdoor age-friendly amenity area to be divided into two accessible and functional spaces that are 44.8 m^2 (482.2 ft^2) and 30.3 m^2 (326.1 ft^2) in size.
- Staff have no objections to the proposed variance, as the applicant is providing a total of 145.4 m^2 of age-friendly amenity area, including 75.1 m^2 (808.3 ft^2) of outdoor space and 70.3 m^2 (756.7 m^2) of indoor space, which exceeds the minimum 70 m^2 (753.4 ft^2) age friendly amenity area requirement for the five apartment units.

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	Total Street Trees Provided	Total Trees Post Development
8	0	6	6	2	8

Policy Considerations:

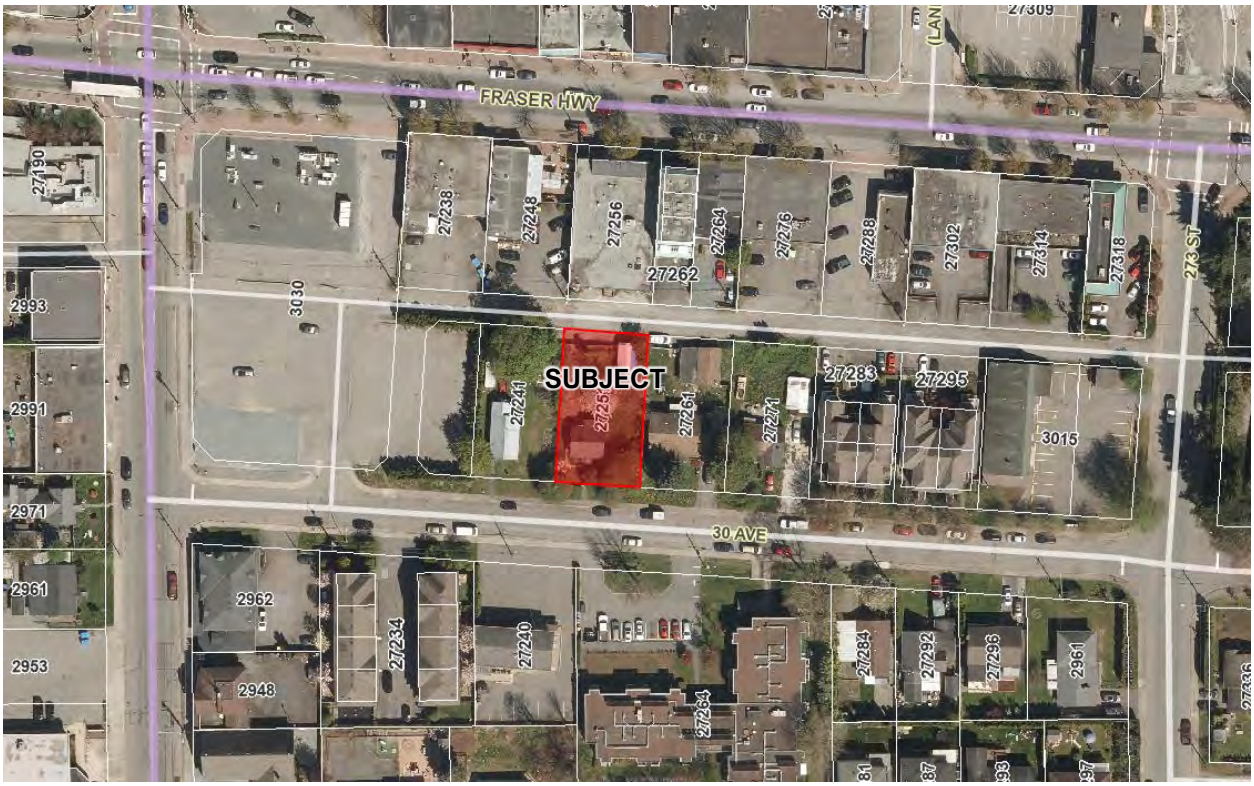
The proposed development complies with Development Permit Area provisions of the Aldergrove Community Plan and with the site's Community Commercial C-2 zoning, with the exception of the proposed age-friendly amenity area variance. Staff recommend that Council give issuance to Development Permit No. 101497 subject to six (6) conditions, plus six (6) conditions to be applied at the building permit stage.

Respectfully submitted,

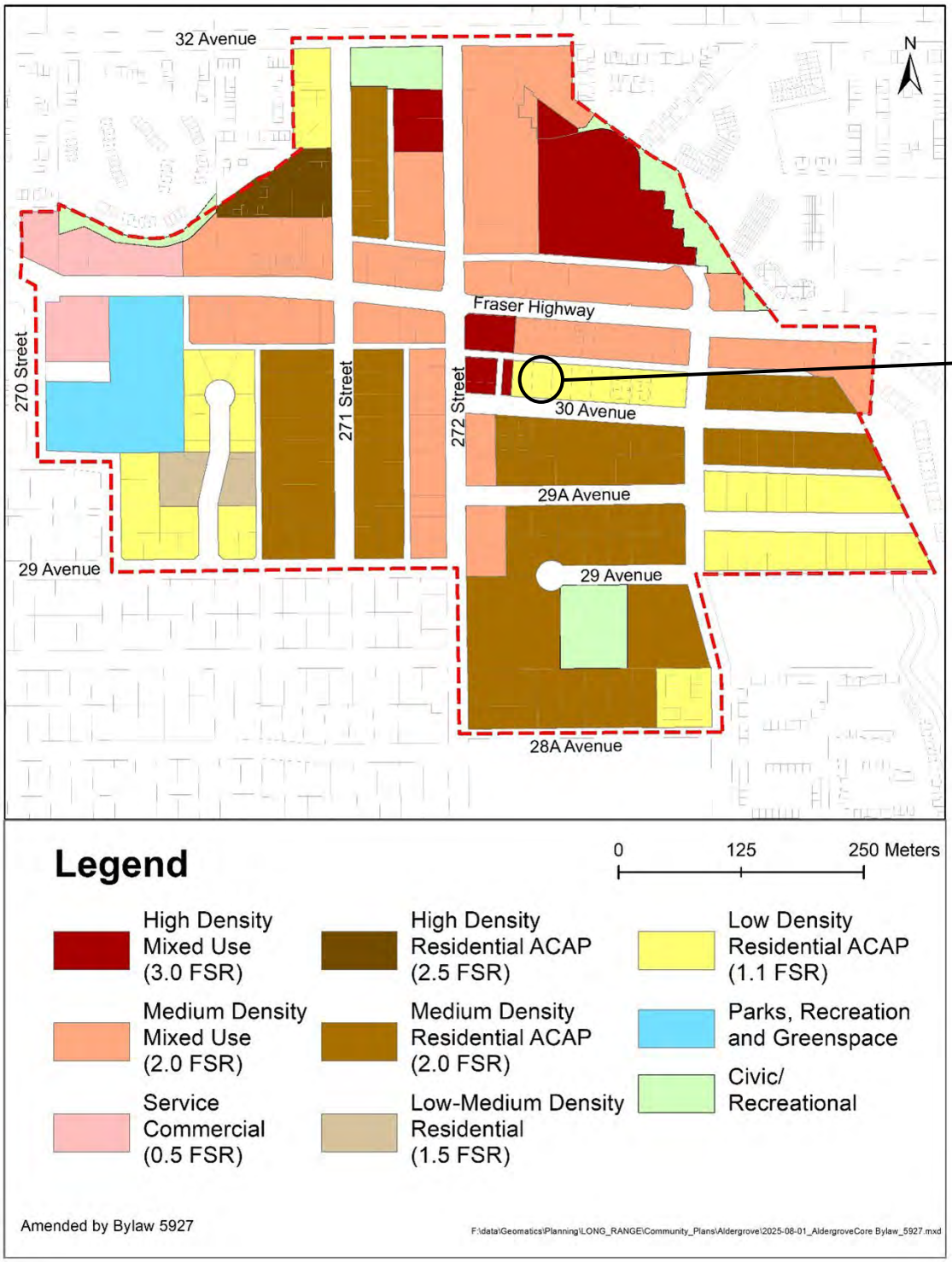
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics
ATTACHMENT B Development Permit No. 101497

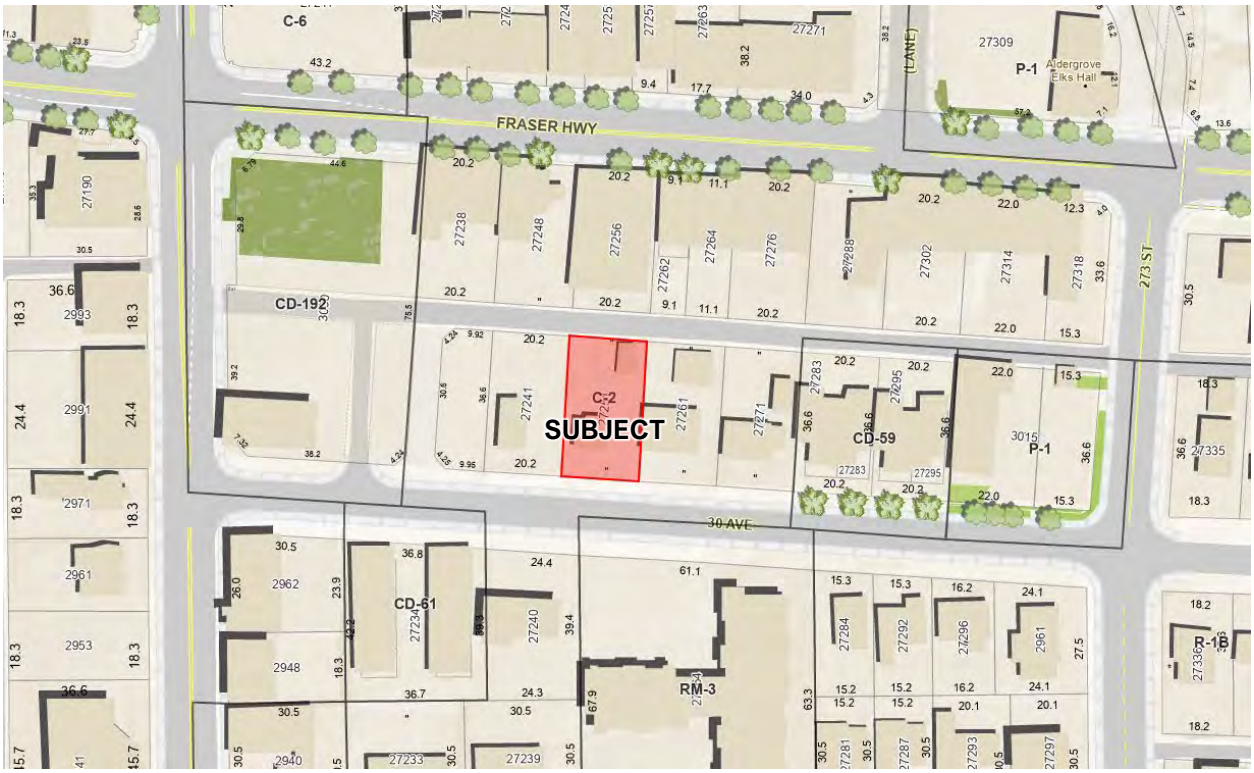
ATTACHMENT A



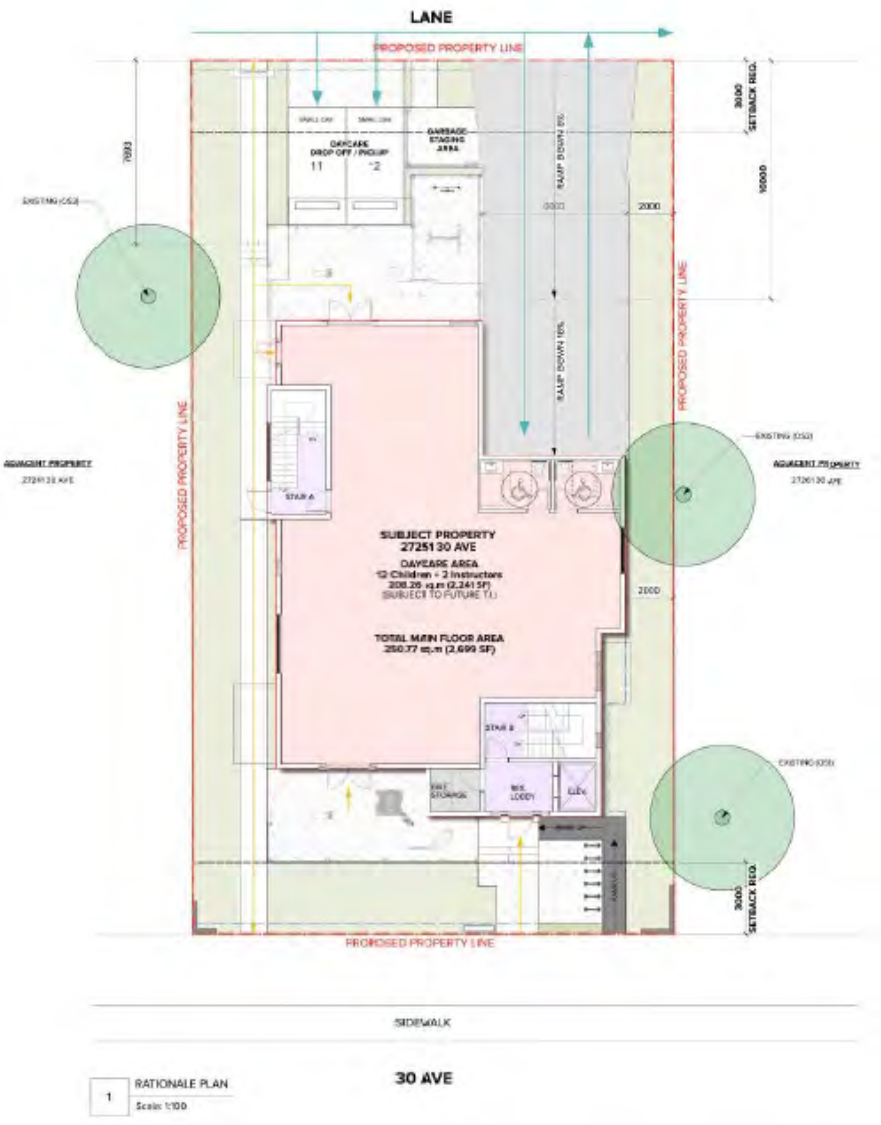
AERIAL CONTEXT MAP



ALDERGROVE COMMUNITY PLAN – CORE AREA



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101497

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

1. Name: Sohail and Zeshan Randhawa

   Address: 8699 – 168A Street
   Surrey, BC V4N 5J4

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 17 Block 2 Section 20 Township 13 New Westminster District Plan 1621

   CIVIC ADDRESS: 27251 – 30 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 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. Section 111.5 – Age-Friendly Amenity Area of the Township of Langley Zoning Bylaw 1987 No. 2500 being varied to decrease the required minimum contiguous size of each age-friendly amenity area from 70 m^2 (753.4 ft^2) to 30.3 m^2 (326.1 ft^2) as indicated in Schedule "A".
   e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
   f. 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. 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.
   b. Registration of a restrictive covenant requiring Unit 3 to be provided as adaptable housing.
   c. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   d. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
   e. On-site landscaping to be secured by letter of credit at building permit stage.

f. Payment of Development Cost Charges, 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

MIXED-USE DEVELOPMENT
DAYCARE & RESIDENTIAL

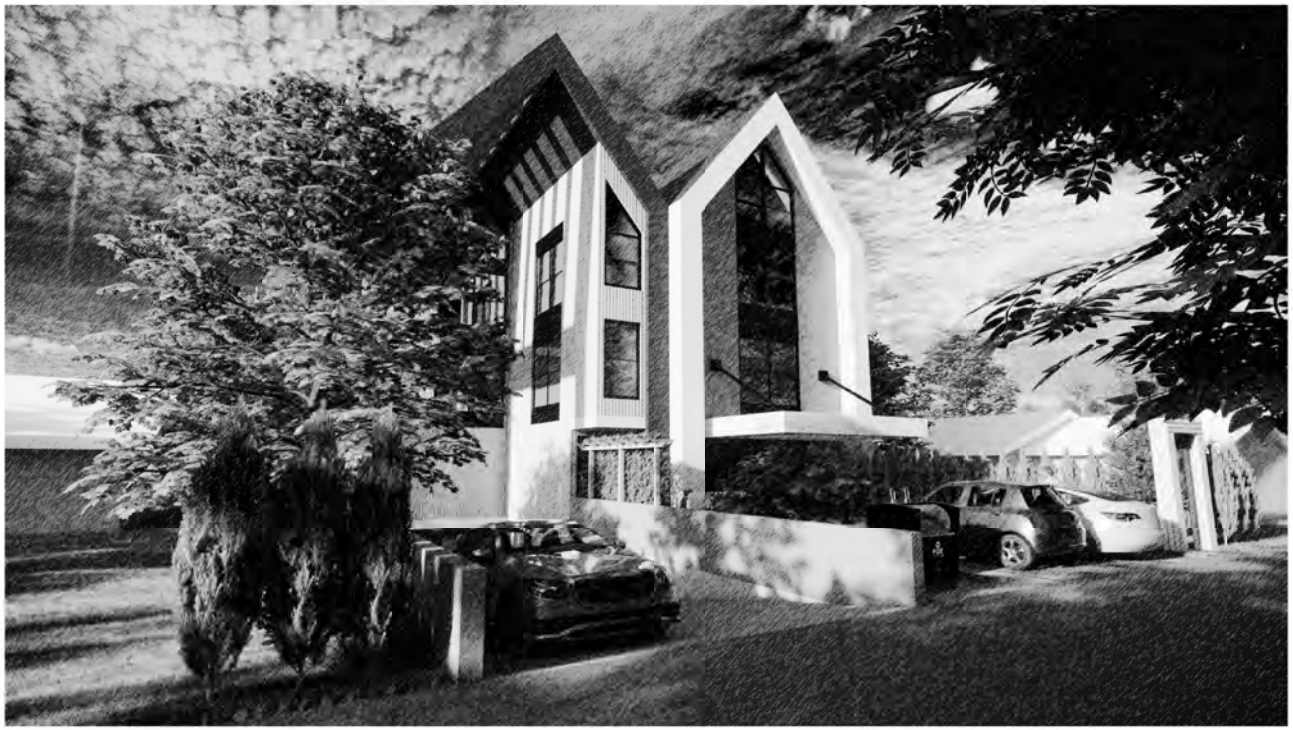
27251 30 AVE, LANGLEY TWP BC, V4W 3J6

PROPERTY DATA

CIVIC ADDRESS	27251 30 AVE, LANGLEY TWP BC V4W 3J6
LEGAL ADDRESS	LOT 16, BLOCK 2, SECTION 20, TOWNSHIP 13, NEW WEST DISTRICT, PLAN NWP1621
PROPOSED USE	MIXED USE - DAYCARE & 5 RESIDENTIAL UNITS
BASIS OF DESIGN	BCBC 2024
PROPOSED ZONING	C-2 COMMUNITY COMMERCIAL

BUILDING DATA

	REQUIRED / ALLOWED	PROPOSED	COMPLIANCE
BUILDING HEIGHT (STOREY)	N/A	3	
BUILDING HEIGHT (METERS)	12m (MAX)	11.6	
TOTAL PROPOSED RESIDENTIAL UNITS	N/A	5 UNITS	
LOT AREA (GROSS)		737.65 sq.m (7,940 sq.ft)	
LOT COVERAGE (GROSS)	40%	34.00%	
TOTAL BUILT UP AREA	N/A	827.26 sq.m (8,905 sq.ft)	
F.A.R. (GROSS)	N/A	1.12	
DAYCARE PLAYGROUND AREA	6 sq.m PER CHILD (12 CHILDREN) = (72 sq.m)	75.11 sq.m (808.48 sq.ft)	
AGE FRIENDLY AMENITY AREA	70 sq.m	70.30 sq.m (756 sq.ft)	
RESIDENTIAL OUTDOOR AMENITY	N/A	N/A	
BIKE PARKING (RESIDENTIAL)	6 TEMP. STALLS / 1 LONG-TERM STORAGE SPACE PER D.U.	6 STALL RACK + BIKE RM. (LEVEL 1)	
BIKE PARKING (COMMERCIAL)	4 TEMP. STALLS PER CLASSROOM PLUS 0.4 SPACES PER 10 STUDENTS	6 STALL RACK + BIKE RM. (U/G PARKADE)	
RESIDENTIAL PARKING	1.5 SPACES PER D.U. = 7.5	8 SPACES (INCLUDING VISITOR)	
DAYCARE PARKING	2 (INSTRUCTORS) + 2 DROP-OFF SPOT = 4 STALLS	4	
SMALL CAR PARKING	20% OF 12 = 2.4	3 SPACES	
TOTALS	12	12	
SETBACKS	REQUIRED		
NORTH	3m		
SOUTH	3m		
WEST	0m		
EAST	0m		



ARCHITECTURAL DRAWING INDEX

ARCHITECTURAL

A0.01	COVER PAGE
A0.02	STREETSCAPE
A0.03	NEIGHBOURHOOD CONTEXT
A0.04	SITE CONTEXT
A0.05	SURVEY
A0.06	DESIGN RATIONALE
A1.01	BASE PLAN
A1.02	SITE PLAN
A2.01	MAIN FLOOR & PARKADE PLANS
A2.02	LEVEL 2-3 & ROOF PLANS
A3.01	ELEVATIONS
A4.01	RENDERINGS

LANDSCAPE DRAWING INDEX

LANDSCAPE

L0.1	KEY PLAN
L0.2	PLANTING / HARDSCAPE PLAN
L0.3	O.S. PLANTING / HARDSCAPE PLAN

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1480 Foster Street, White Rock, BC
604.385.3990 | rod@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Architects written consent. Contractor is responsible for and checks all dimensions, and notifies Architect of discrepancies, before proceeding with the work. Any discrepancies or omissions must be brought immediately to the knowledge Architect. Any changes made without the Architects written consent shall be the contractor's sole responsibility. Do not scale Drawing. Drawings govern.

Project Number: 13-20-0160

Project Name: MIXED USE DEVELOPMENT

Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner: Zeshan Randhawa

Total Sheets	Drawn By	AHJ
12	SJ/MP/BB	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE:

No	Date	Issue Notes
A	2025-01-06	SCHEMATIC REVIEW
B	2025-03-12	SCHEMATIC REVIEW
C	2025-05-05	DP RESUBMISSION
D	2025-08-25	DP RESUBMISSION
E	2025-12-04	DP RESUBMISSION
F	2026-02-23	DP RESUBMISSION
G	2026-04-30	DP RESUBMISSION
H	2026-05-19	DP RESUBMISSION
I	2026-06-11	DP RESUBMISSION

N

Scale

Sheet Title: COVER PAGE

Sheet No.: A0.01

SCHEDULE A E.5

STREETSCAPE





1 VIEW TO SITE FROM 30 AVE FACING NORTH
Scale: NTS



2 VIEW TO SITE FROM 30 AVE FACING NORTH-WEST
Scale: NTS



3 VIEW TO SITE FROM 30 AVE FACING NORTH-EAST
Scale: NTS

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC
604.385.3500 | ruchir@architecturepanel.com

These Drawings and the design are and at all times remain the exclusive property of Architecture Panel Inc. and cannot be used without the Landscape Architect's written consent. Contractor is responsible for verification of all dimensions, elevations and other data on drawings. Any discrepancies to be reported immediately to the Landscape Architect. Any changes made without the Landscape Architect's written consent shall be the contractor's sole responsibility. Do not scale drawings. Dimensions govern.

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12	SJ/MP/BB	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE:

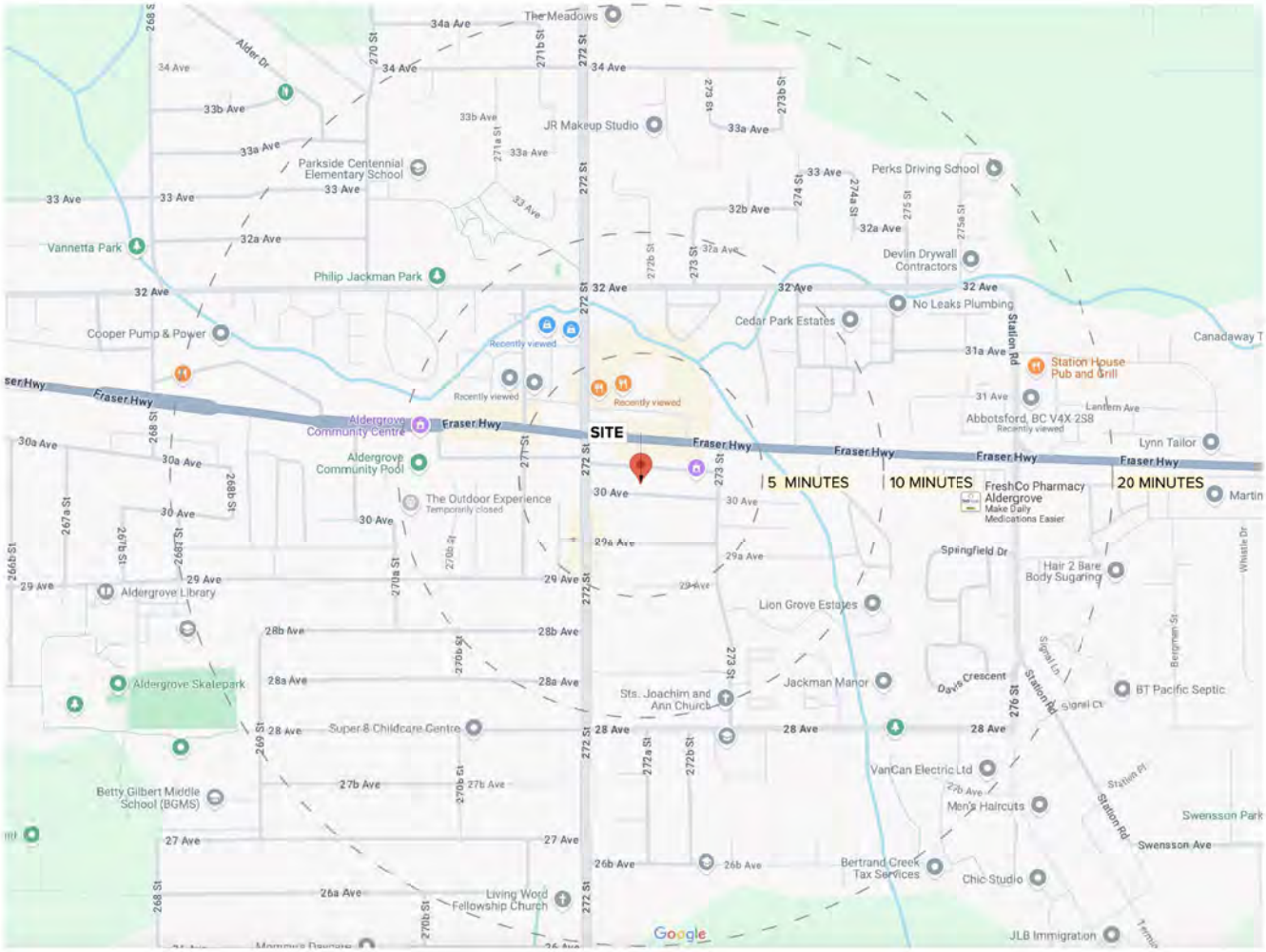
No	Date	Issue Notes
A	2025-01-06	SCHEMATIC REVIEW
B	2025-03-12	SCHEMATIC REVIEW
C	2025-05-26	DP SUBMISSION
D	2025-08-25	DP RESUBMISSION
E	2025-12-04	DP RESUBMISSION
F	2026-02-23	DP RESUBMISSION
G	2026-04-30	DP RESUBMISSION
H	2026-05-19	DP RESUBMISSION
I	2026-06-11	DP RESUBMISSION

N

Scale

Sheet Title: STREETSCAPE
Sheet No.: A0.02

NEIGHBOURHOOD CONTEXT



CONTEXT

Located in the heart of downtown Aldergrove, the future mixed-use development at 27251 30 Avenue will benefit from a vibrant, walkable neighborhood rich in community amenities and public services. The site is within close proximity to a variety of local businesses, cafés, restaurants, and retail shops, fostering a lively streetscape and strong sense of community. Just a short walk away, residents and visitors can enjoy the Aldergrove Credit Union Community Centre, which includes a leisure pool, ice arena, fitness facility, and outdoor water park.

The area is also well-served by public transit, with bus stops nearby providing easy access to surrounding communities and greater Langley. Parks such as Philip Jackman Park and Aldergrove Athletic Park offer green space and recreational opportunities within a few minutes' walk. Nearby schools, including Aldergrove Community Secondary and Shortreed Elementary, make this location ideal for families. With ongoing revitalization in the downtown core, the development will complement the evolving character of Aldergrove and contribute to a thriving, community-oriented future.

ARCHITECTURE **PANEL** INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
Unit 206, 1493 Foster Street, White Rock, BC
604 385 3500 | ruchi@architecturepanel.com

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Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner: Zeshan Randhawa

Total Sheets	Drawn By	AHJ
12	SJ/MP/BB	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE:

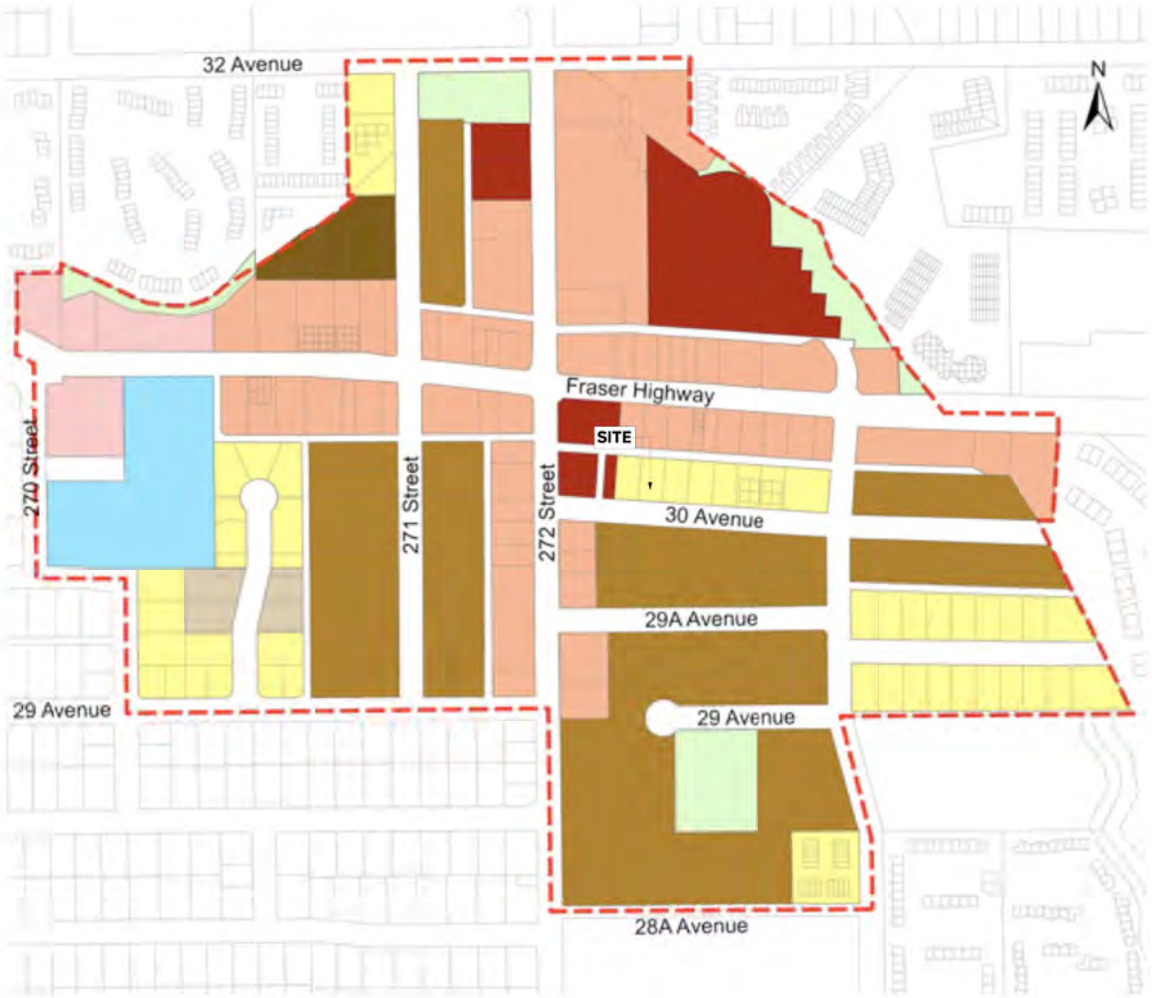
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G	2026-04-30	DP RESUBMISSION
H	2026-05-19	DP RESUBMISSION
I	2026-06-11	DP RESUBMISSION

N

Scale

Sheet Title: NEIGHBOURHOOD CONTEXT
Sheet No.: A0.03
E.5

SITE CONTEXT



CONTEXT

Located in the heart of downtown Aldergrove, the future mixed-use development at 27251 30 Avenue will benefit from a vibrant, walkable neighborhood rich in community amenities and public services. The site is within close proximity to a variety of local businesses, cafés, restaurants, and retail shops, fostering a lively streetscape and strong sense of community. Just a short walk away, residents and visitors can enjoy the Aldergrove Credit Union Community Centre, which includes a leisure pool, ice arena, fitness facility, and outdoor water park.

The area is also well-served by public transit, with bus stops nearby providing easy access to surrounding communities and greater Langley. Parks such as Philip Jackman Park and Aldergrove Athletic Park offer green space and recreational opportunities within a few minutes' walk. Nearby schools, including Aldergrove Community Secondary and Shortreed Elementary, make this location ideal for families. With ongoing revitalization in the downtown core, the development will complement the evolving character of Aldergrove and contribute to a thriving, community-oriented future.

MAP LEGEND

- HIGH DENSITY MIXED USE
- MEDIUM DENSITY MIXED USE
- SERVICE COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- CIVIC / RECREATIONAL
- PARKS, RECREATION, AND GREENSPACE

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Project Name	MIXED USE DEVELOPMENT
Project Address	27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner	Zeshan Randhawa

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Scale

Sheet Title
SITE CONTEXT

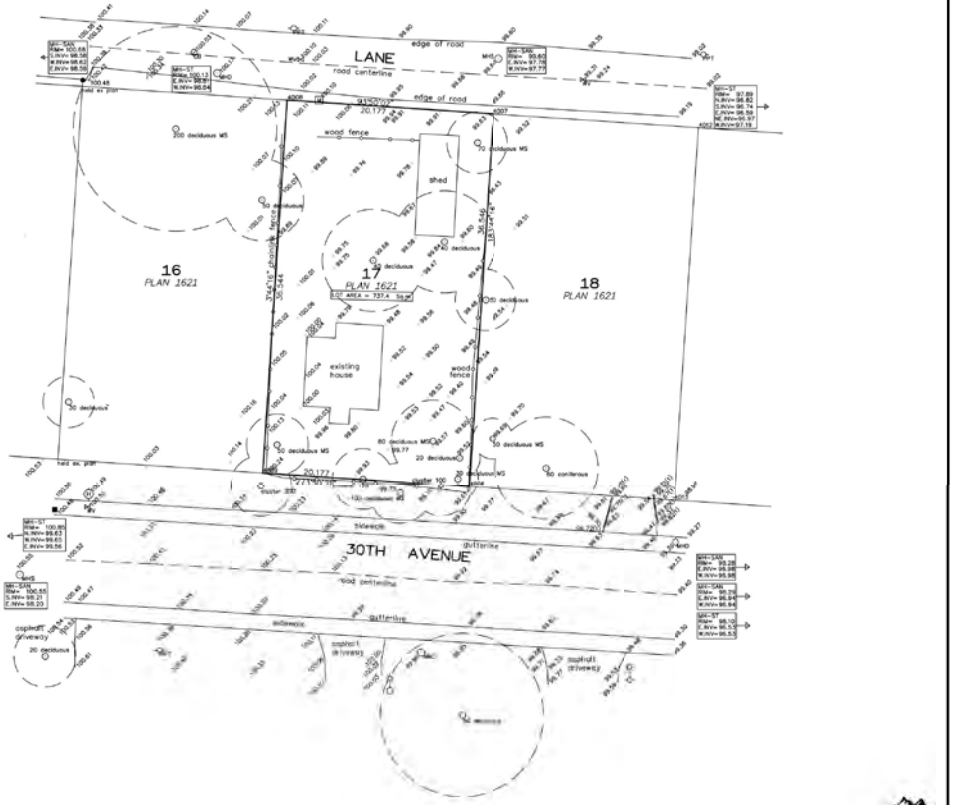
Sheet No.
A0.04

E.5

TOPOGRAPHIC SITE PLAN OF LOT 17 BLOCK 2 SECTION 20 TOWNSHIP 13 NEW WESTMINSTER DISTRICT PLAN 1621

CIVIC ADDRESS(ES):
27251 30 Ave, Township of Langley, BC
PID: 012-314-960

LEGEND
- ■ DENOTES LEAD PLUG FOUND
- ● DENOTES STANDARD IRON POST FOUND
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN - TOP ENTRY
- CB DENOTES CATCH BASIN - ROAD
- PPT DENOTES UTILITY POLE WITH TRANSFORMER
- DENOTES UTILITY POLE WITH LIGHT
- DENOTES STREET LIGHT - DAIT
- WV DENOTES WATER VALVE
- DENOTES WATER METER
- MHS DENOTES SANITARY MANHOLE
- MHD DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- MS DENOTES MULTI-STEMMED TREE



SCALE 1 : 250
2.5 0 5 10
ALL DISTANCES ARE IN METRES

Lot dimensions are derived from Field Survey

Elevations are Geodetic: ELVD28 (CVRD-2018 - IN METERS)
Derived from Control Monument 82H0617 located at the intersection of 272 Street and 29 Avenue
Elevation = 103.630m

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree densities are taken at 1.4m above grade and are shown in cm

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CERTIFIED CORRECT
DATED THIS 17TH DAY OF FEBRUARY, 2025

Finlay Phillip BCLS

ELEVATE LAND SURVEYING
FILE: 24-2650-site

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604-305-5572

1 SITE SURVEY
Scale: N.T.S.

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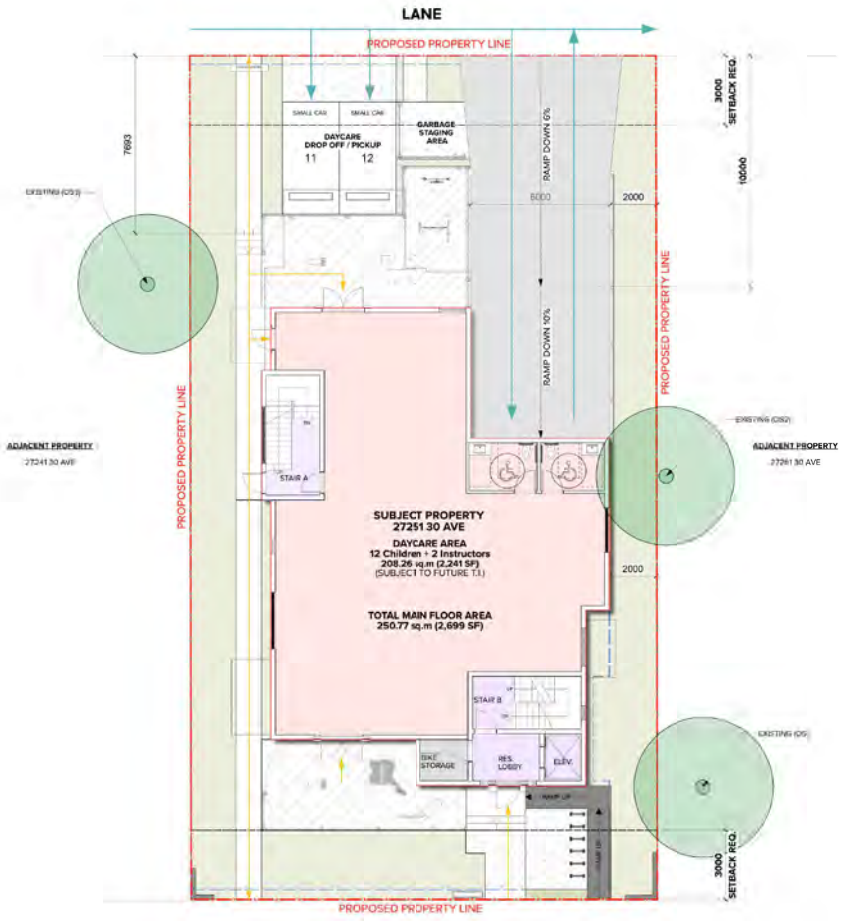
Total Sheets	Drawn By	AHJ
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Reviewed By	**Checked By**	**Status**
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H	2026-06-10	DP RESUBMISSION
I	2026-08-11	DP RESUBMISSION

N

Sheet Title: SURVEY
Sheet No.: A0.05



1 RATIONALE PLAN
Scale: 1:100

DESIGN RATIONALE

The proposed development at 27251 30 Avenue, Langley, BC, is a thoughtfully designed 3-storey mixed-use building, harmonizing functional community services with high-quality residential living. The development includes a licensed daycare facility on the ground floor and five residential rental units on the upper two levels. The building aims to address growing demand for early childhood education spaces and attainable housing within the Langley area.

The building draws inspiration from Scandinavian design, favoring clean lines, minimalism, and a functional layout with an emphasis on natural materials and light. The building's massing is simple yet purposeful, balancing warmth and modernity through the use of a muted color palette and natural textures. Large windows throughout the residential units invite an abundance of natural light into the interiors, creating bright and comfortable living spaces that enhance well-being and energy efficiency. The use of wood and other natural elements grounds the building in its West Coast environment, reinforcing the strong relationship between built form and nature that is a hallmark of Scandinavian architecture.

The main level of the building is dedicated to a daycare facility. The daycare has been designed to prioritize safety, accessibility, and functionality. A secure, dedicated drop-off and pick-up area is located along the rear lane, allowing for smooth vehicular flow without interfering with pedestrian movement along 30 Avenue. 2 fenced outdoor children's play areas offer safe, supervised spaces with direct access from the daycare interior. The upper two floors contain five residential units, offering a mix of housing types to support Langley's growing population and demand for diverse rental options. These units have been laid out to maximize privacy, natural light, and efficient use of space. Entrances to the residential component are separate from the daycare, enhancing safety and privacy for both user groups. Residents benefit from dedicated bicycle storage, a landscaped buffer from neighboring properties, and convenient access to underground parking, which is accessed via a ramp at the rear of the property.

The proposed development represents a balanced, thoughtful addition to the Langley community. It blends a much-needed daycare facility with high-quality housing in a form that is both contextually appropriate and architecturally distinctive.

VEHICLE TRAFFIC
PEDESTRIAN TRAFFIC

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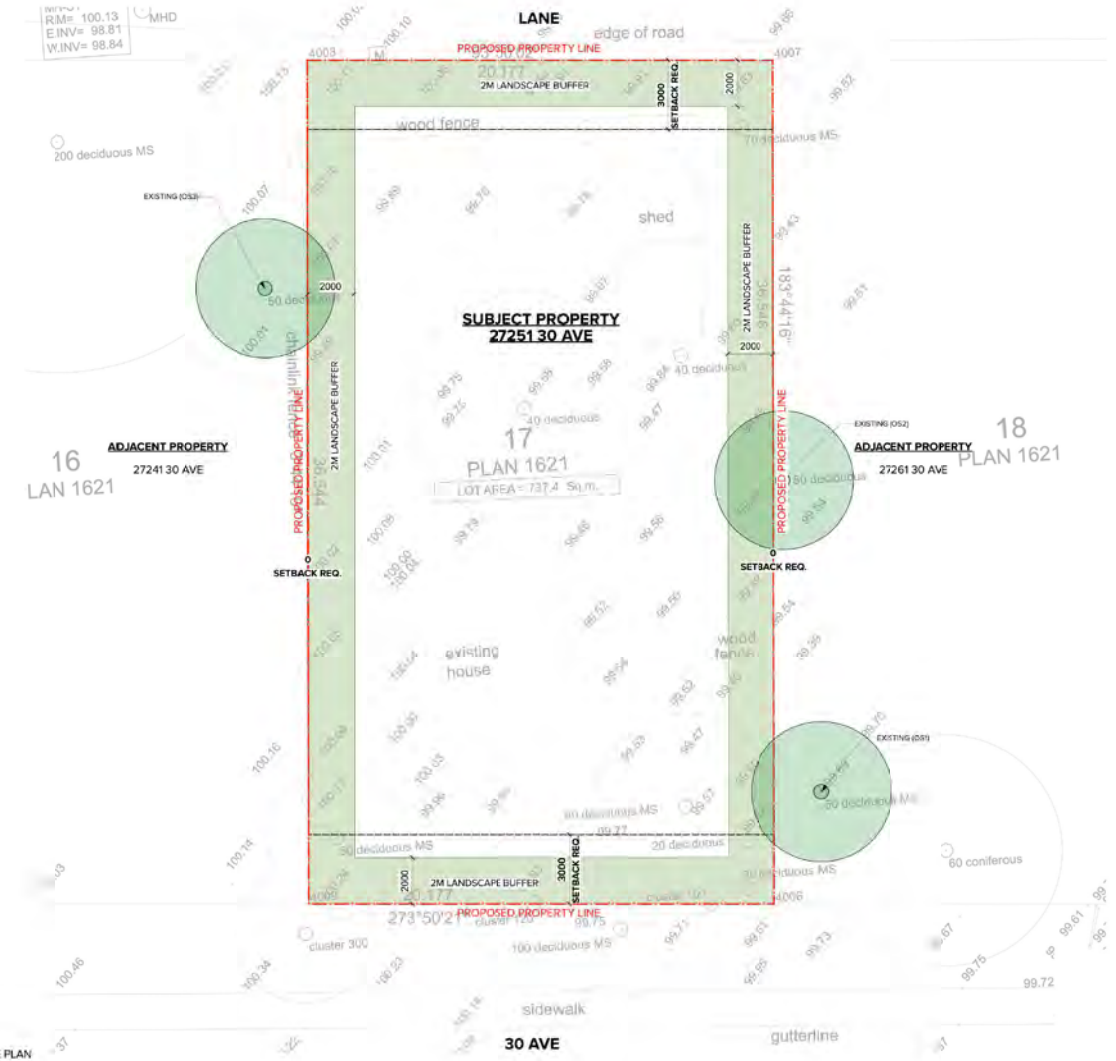
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H	2026-06-10	DP RESUBMISSION
I	2026-06-11	DP RESUBMISSION

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Scale: 0 1 2 4 8 M

Sheet Title: DESIGN RATIONALE
Sheet No: A0.06



1 BASE PLAN
Scale: 1:100

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27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner
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I	2026-06-11	DP RESUBMISSION

N

Scale
0 2 4 6 M

Sheet Title
BASE PLAN

Sheet No.
A1.01

E.5





2 DAYCARE SCHEMATIC SIGNAGE - FRONT ELEVATION
Scale: 1:32

3 DAYCARE SCHEMATIC SIGNAGE - ISOMETRIC VIEW
Scale: 1:32



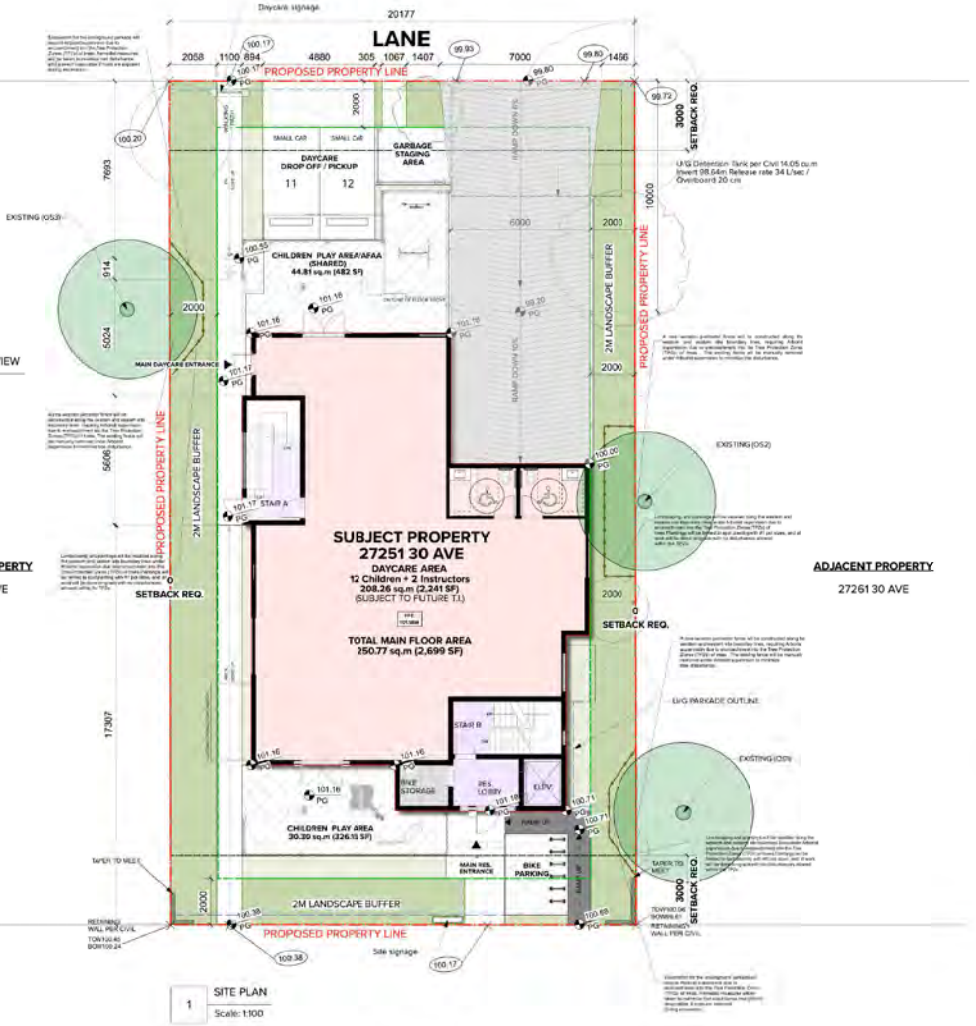


4 SCHEMATIC SITE SIGNAGE - FRONT ELEVATION
Scale: 1:24

5 SCHEMATIC SITE SIGNAGE - ISOMETRIC VIEW
Scale: 1:24



6 FASCIA SIGNAGE VISIBLE FROM LANE
Scale: 1:96



1 SITE PLAN
Scale: 1:100

COLOUR FILL LEGEND

- UTILITIES
- DAYCARE
- CIRCULATION

LEGEND

- CIVIL GRADES
- PROPOSED GRADES

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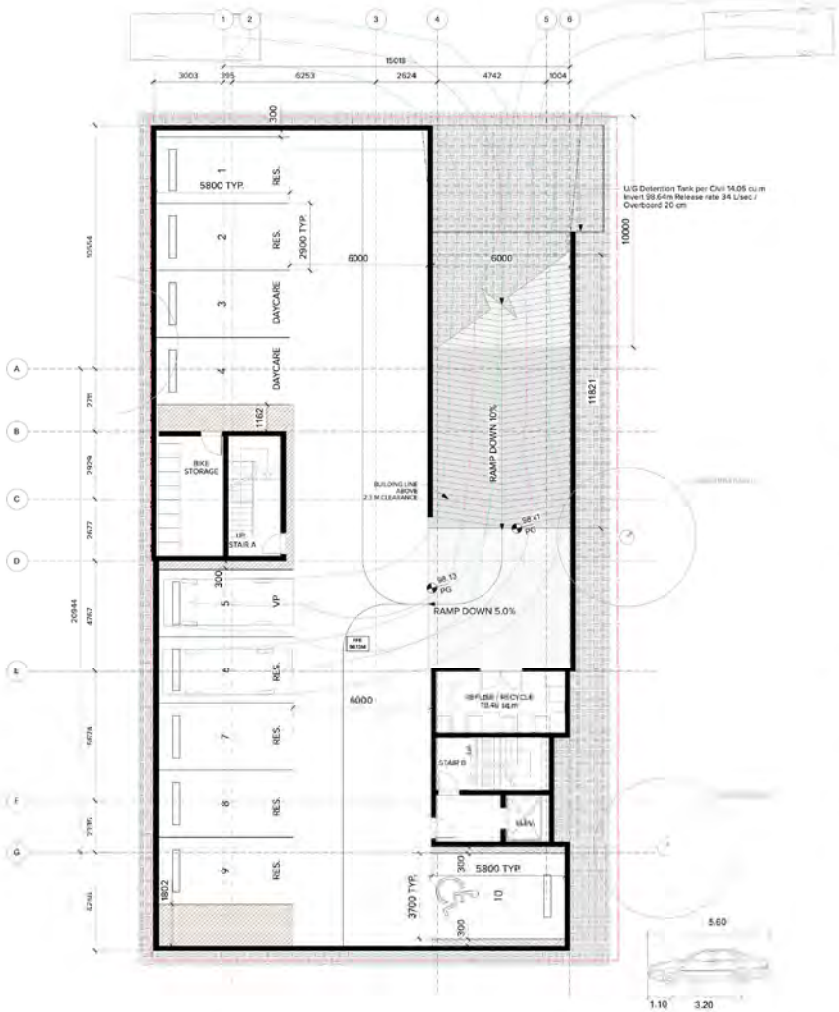
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Sheet Title: **SITE PLAN**

Sheet No.: **A1.02**

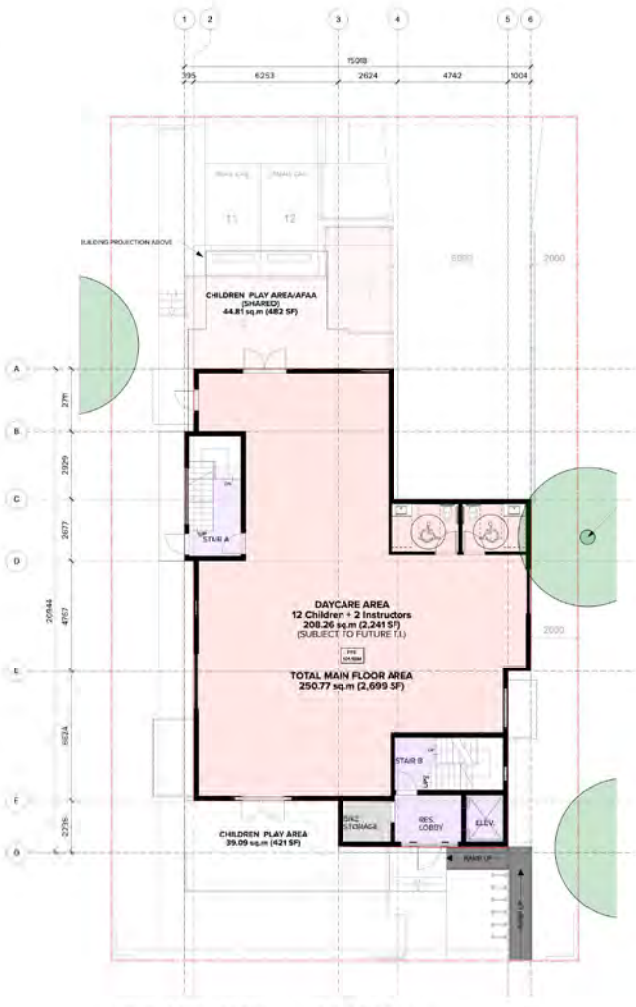
E.5



1 U/G PARKADE
Scale: 1:100

Passenger Car

	Meters
Width	2.00
Track	2.00
Lock to Lock Time	6.00 s
Steering Angle	35.86 deg



LEVEL 1 GFA - 297.16 sq.m (3,312.38 SF)

2 GROUND LEVEL FLOOR PLAN (DAYCARE)
Scale: 1:100

COLOUR FILL LEGEND

- UTILITIES
- DAYCARE
- CIRCULATION

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I	2026-06-11	DP RESUBMISSION

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Scale
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Sheet Title: MAIN FLOOR & PARKADE PLANS
Sheet No.: A2.01



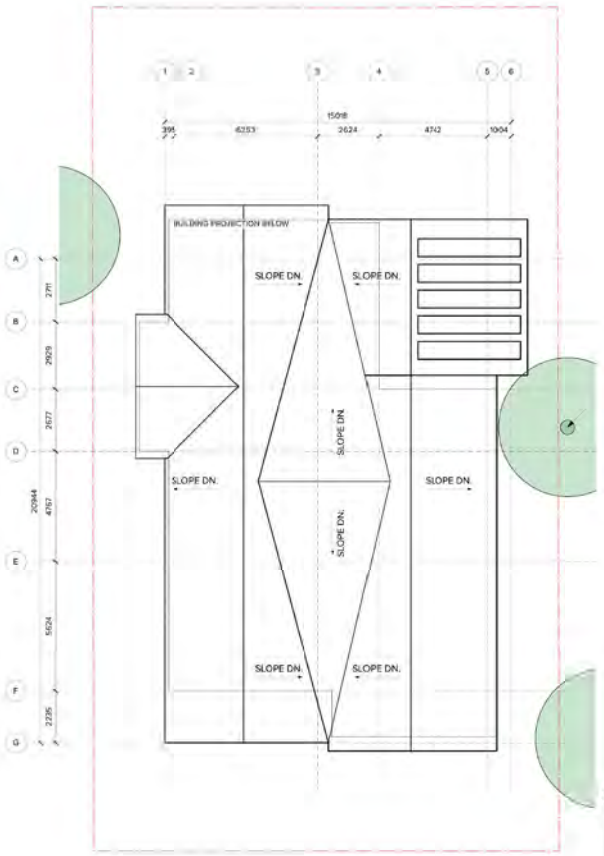
LEVEL 2 GFA - 262.05 sq.m (2,820 SF)

1 LEVEL 2 FLOOR PLAN
Scale: 1:100



LEVEL 3 GFA - 268.05 sq.m (2,885 SF)

2 LEVEL 3 FLOOR PLAN
Scale: 1:100



3 ROOF PLAN
Scale: 1:100

COLOUR FILL LEGEND

- UTILITIES
- AMENITY
- CIRCULATION
- 2 BED UNIT

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I	2026-06-11	DP RESUBMISSION

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Scale
0 2 4 6 M

Sheet Title
LEVEL 2-3 & ROOF PLANS

Sheet No
A2.02

E.5



1 SOUTH ELEVATION
Scale: 1:100



2 EAST ELEVATION
Scale: 1:100



3 NORTH ELEVATION
Scale: 1:100



4 WEST ELEVATION
Scale: 1:100

MATERIAL LEGEND

1. HARDIE PANEL SMOOTH - MIDNIGHT BLACK
2. HARDIE PANEL SMOOTH - MOUNTAIN SAGE
3. WOOD GRAIN LONGBOARD - ASH
4. WOOD GRAIN LONGBOARD - DARK GRAY
5. HARDIEPANEL SMOOTH - LIGHT MIST
6. BRUSHED ALUMINUM PANELS
7. ENDICOTT BRICK - IRONSPOT
8. STANDING SEAM ROOF PANELS - BLACK
9. N/A

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N

Scale
0 2 4 6 M

Sheet Title
ELEVATIONS

Sheet No.
A3.01



1 RENDER VIEW FROM 30TH AVE FACING NORTHWEST
Scale: N.T.S.



2 RENDER VIEW FROM REAR LANE FACING SOUTHEAST
Scale: N.T.S.



3 RENDER VIEW FACING SOUTHWEST
Scale: N.T.S.



4 RENDER VIEW FACING NORTHEAST
Scale: N.T.S.



5 RENDER VIEW FACING SOUTHWEST
Scale: N.T.S.

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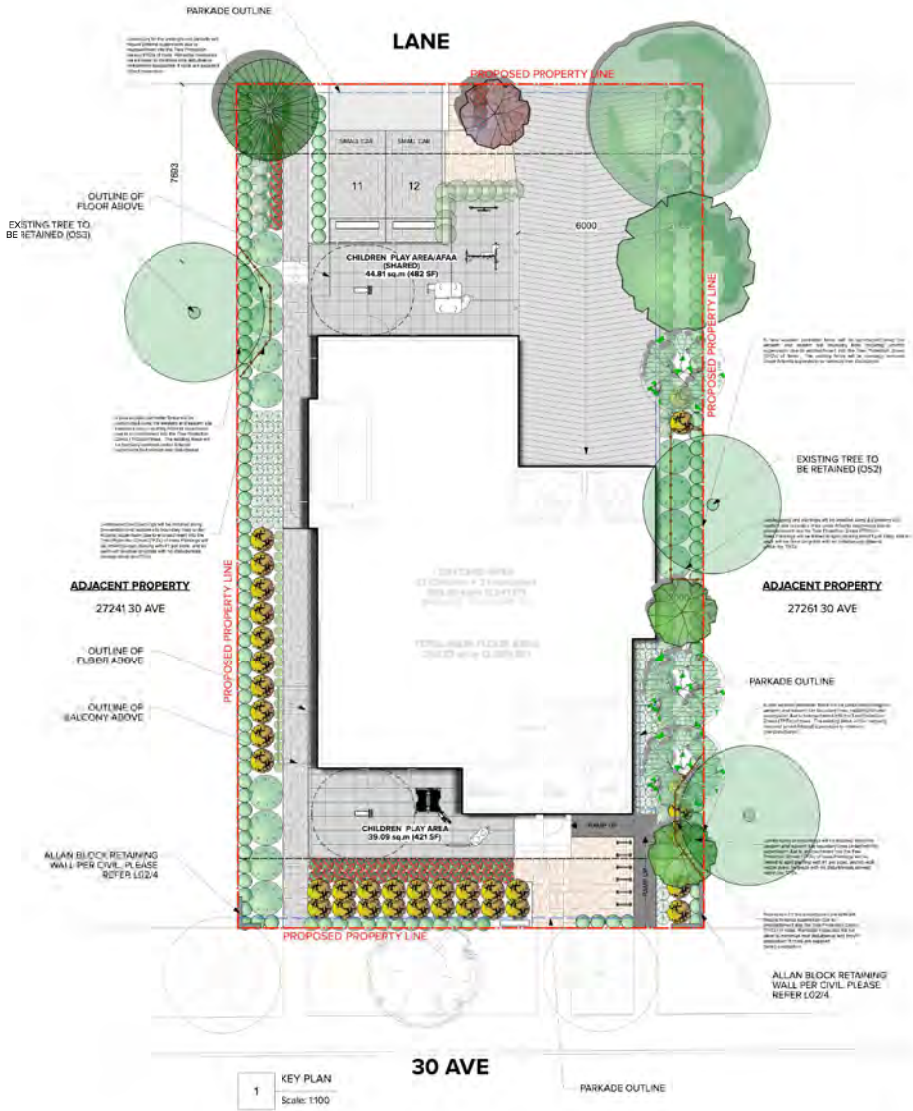
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N

Scale

Sheet Title: RENDERINGS
Sheet No.: A4.01



1 KEY PLAN
Scale: 1:100

DESIGN RATIONALE AND SUMMARY

The landscape design for the proposed three-storey mixed-use development at 27251 30th Avenue has been thoughtfully crafted to support the dual functions of the building: a daycare facility on the ground level and residential units on the upper floors. The approach emphasizes a balance of safety, functionality, and aesthetics while maintaining and enhancing the site's green character.

At the heart of the ground-level design are two designated children's play areas, which are integral to the daycare program. The larger play area is located at the rear (north side) of the site and features a rubber tile surface with adjacent planting beds, a shed, and a seating area. This space is protected by a layered edge of planting and fencing to provide both safety and visual separation from the road. The second play area, situated near the south end of the site adjacent to the building's main entrance, offers a grassed landscape surrounded by trees and enclosed with a chain link fence. These two areas are designed to be secure, visible, and engaging spaces that support outdoor activity and child development in a supervised environment.

Existing trees on site have been preserved wherever possible to retain natural canopy coverage and maintain the ecological value of the property. Mature deciduous specimens, particularly along the south and west boundaries, offer shade and privacy while reducing the heat island effect. These trees form a green framework that grounds the new development in its existing landscape context. Shrub and groundcover plantings have been employed along the building edges and property lines to define boundaries, add texture and color, and ensure privacy for both the daycare and residential occupants. These low-maintenance plantings offer year-round interest while creating a soft buffer between the building and the public realm.

By preserving existing trees and introducing new layers of greenery, the plan fosters a sense of continuity with the local landscape while promoting sustainability and community well-being. The result is a cohesive outdoor environment that supports both the social and ecological needs of a vibrant mixed-use development.

GENERAL NOTES

All materials and workmanship to Canadian Landscape Standards (CLS), latest edition. Soil depths and subgrade preparation, soil quality and plant sizes to meet or exceed that standard.

Plant sizes in this list are specified according to the CLS. Container sizes are specified as per "CNTA Standards". Both plant size and container size are the minimum acceptable sizes. The installer are advised to search and review, make plant material available to the Landscape Architect for optional review at the source of supply. Area of search to include Lower Mainland and Fraser Valley. The contractor must obtain written approval from the Landscape Architect prior to making any substitutions to specified material. Unapproved substitutions will be rejected. Allow a minimum of five working days prior to delivery for request to substitute. Substitutions are subject to the Landscape Standard.

All plant material must be provided from the certified 'Disease Free' nursery. Provide certification upon request.

Min. growing medium depths over prepared subgrade shall be:

Lawn areas	300mm
Ground Cover Areas	450mm
Shrub Areas	450mm
Tree Pits	750mm (around root balls)

Growing medium shall have physical and chemical properties as described in the standards for 'Ground' areas, except for the areas over structures where the medium shall conform to the requirements for level 1 applications.Processing and mixing of the growing medium shall be done off-site using a mechanized screening process. Proposed growing medium shall be tested by a recognized laboratory. The contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

On-Site or imported soils shall satisfy the requirements of the standards for growing medium. Soils shall be virtually free from subsoil, wood including woody plant parts, weed or reproductive parts of the weeds, plant pathogenic organisms, toxic material, stones over 30mm, and foreign objects.

All planting beds shall receive min. 50mm bark mulch. The contractor shall maintain clean working conditions, remove all refuse and debris and present the site in a safe and clean condition upon completion of all works. Plant species and varieties may not be substituted without the approval of the Landscape architect. All plant material to be warranteed for one year from date of substantial completion. All wood fences to be cedar, with one coat of clear penetrating preservative.

RECOMMENDED TREES AND SHRUBS


Mahonium Aq


Rosa Rugosa


Taxus X Media 'Hicksii'


Buxus 'Green Velvet'


Vaccinium Ovatum


Hemerocallis x Lemon Yellow'

2 EXAMPLES OF SHRUBS PROPOSED
Scale: NTS


Picea Omorika


Acer Circinatum


Acer Palmatum


Thuja Plicata

3 EXAMPLES OF TREES PROPOSED
Scale: NTS

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Unit 206, 1480 Foster Street, White Rock, BC
604 385 3500 | ruchir@architecturepanel.com

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Project Number: 13-20-0160
Project Name: MIXED USE DEVELOPMENT - 27251 30 AVE
Project Address: 27251 30 AVE, LANGLEY TWP, BC V4W 3J6
Owner: Zeshan Randhawa

Total Sheets	Drawn By	AHJ
3	SJ/BB	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE

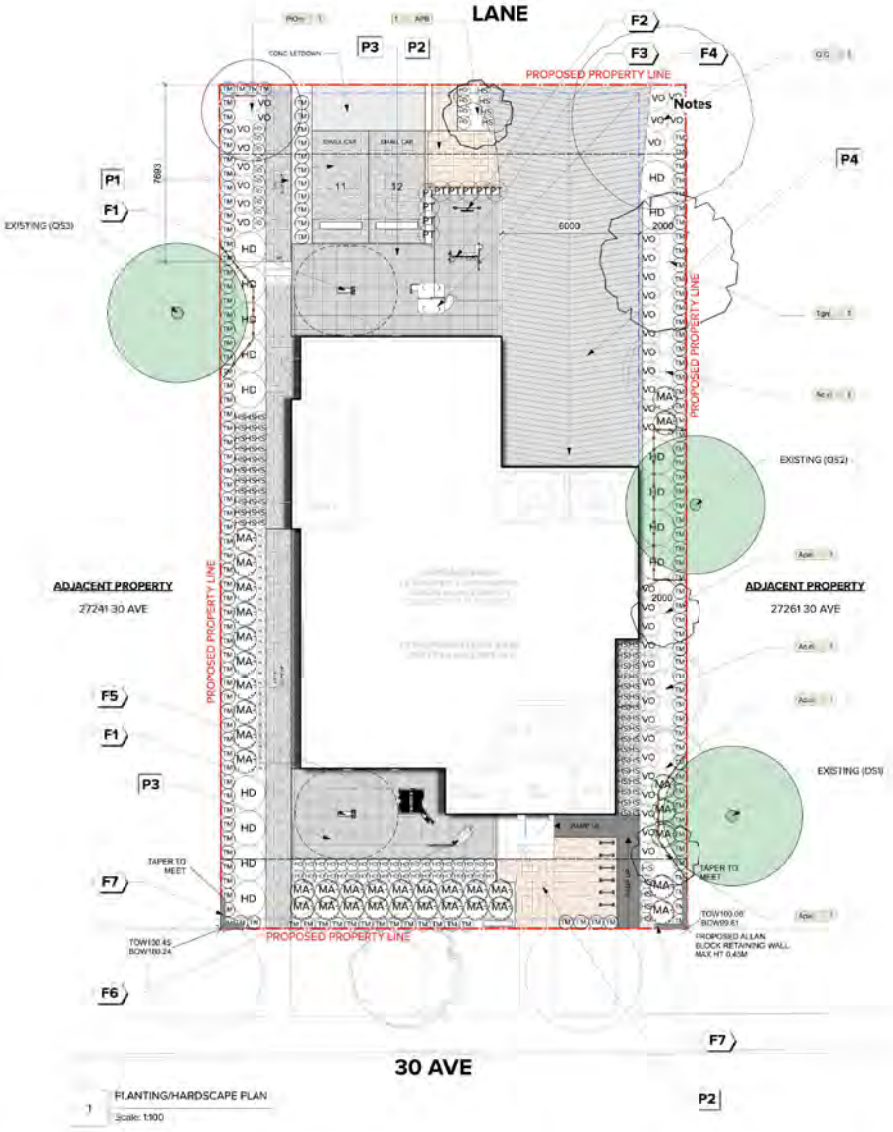
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3	2025-10-17	SCHEMATIC REVIEW
2	2025-09-05	DP RESUBMISSION
1	2025-06-25	DP RESUBMISSION

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Scale: 0 2 4 6 M

Sheet Title: KEY PLAN
Sheet No.: L01

SCHEDULE B E.5



1 PLANTING/HARDSCAPE PLAN
Scale: 1:100

PROPOSED SHRUBS

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size
HD	HD	15	Holodiscus discolor	oceanspray	#3 pot
HL	HL	23	HEMEROCALLIS X 'LEMON YELLOW'	LEMON YELLOW DAYLILY	#1 pot
HO	HO	52	Helleborus orientalis 'Red'	Red Flowering Lenten Rose	#1 pot
HS	HS	76	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
MA	MA	35	Mahonia aquafolium	Oregon grapw	#3 pot
PT	PT	9	Pachysandra terminalis	Japanese Spurge	#1 pot
TM	TM	152	Taxus x media 'Hicksii'	Hicks yew	#3 pot 1.25 m. ht
VO	VO	39	Vaccinium ovatum 'Thunderbird'	evergreen huckleberry	#3 pot

PROPOSED TREES

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
	Ac.ci	3	Acer circinatum	Vine maple	6 cm cal.	
	Apal	2	Acer palmatum	Japanese Maple	6 cm cal.	
	APB	1	Acer palmatum Bloodgood	Bloodgood Japanese Maple	6 cm cal.	
	PiOm	1	Picea glauca	Serbian Spruce	3.0 m ht.	
	Q.C	1	Quercus coccinea	Scarlet Oak	6 cm cal.	
	Tgre	1	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	3.0 m ht.	

Paving Legend

- P1 Belgard Origins Pavers: Shade: Mountain Ash (See L02/3)
- P2 Belgard Origins Pavers: Shade: Umber (See L02/3)
- P3 Armour Rubber Tiles (See L02/2)
- P4 Asphalt driveway

Furnishing Legend

- F1 Kompan Pony (See L03/2)
- F2 Kompan Play Panel 1- Maze (See L03/3)
- F3 Kompan Greenhouse and Florist (See L03/4)
- F4 Kompan Villa Playhouse (See L03/5)
- F5 Kompan Playhouse wiwth outside desk (See L03/6)
- F6 Kompan Play panel 2- Music: Classic (See L03/7)
- F7 Allan Block concrete Retaining wall (See L02/4)

HARDSCAPE LEGEND



2 RUBBER TILES (P3)
Scale: NTS



3 BELGARD - ORIGINS PAVERS (P1)(P2)
Scale: N.T.S.



4 Allan Block Wall System In Natural Color
Scale: NTS

E.5 - Page 24

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Project Number
13-20-0160

Project Name
MIXED USE DEVELOPMENT - 27251 30 AVE

Project Address
27251 30 AVE, LANGLEY TWP, BC V4W 3J6

Owner
Zeshan Randhawa

Total Sheets	Drawn By	AHJ
3	SJ/BB	TOWNSHIP OF LANGLEY
Reviewed By	**Checked By**	**Status**
RD	RD	DEVELOPMENT PERMIT

NOTE

No	Date	Issue Notes
A	2025-01-30	SCHEMATIC REVIEW
B	2025-03-12	SCHEMATIC REVIEW
C	2025-05-05	DP RESUBMISSION
D	2025-06-25	DP RESUBMISSION
E	2026-04-30	DP RESUBMISSION
F	2026-05-20	DP RESUBMISSION

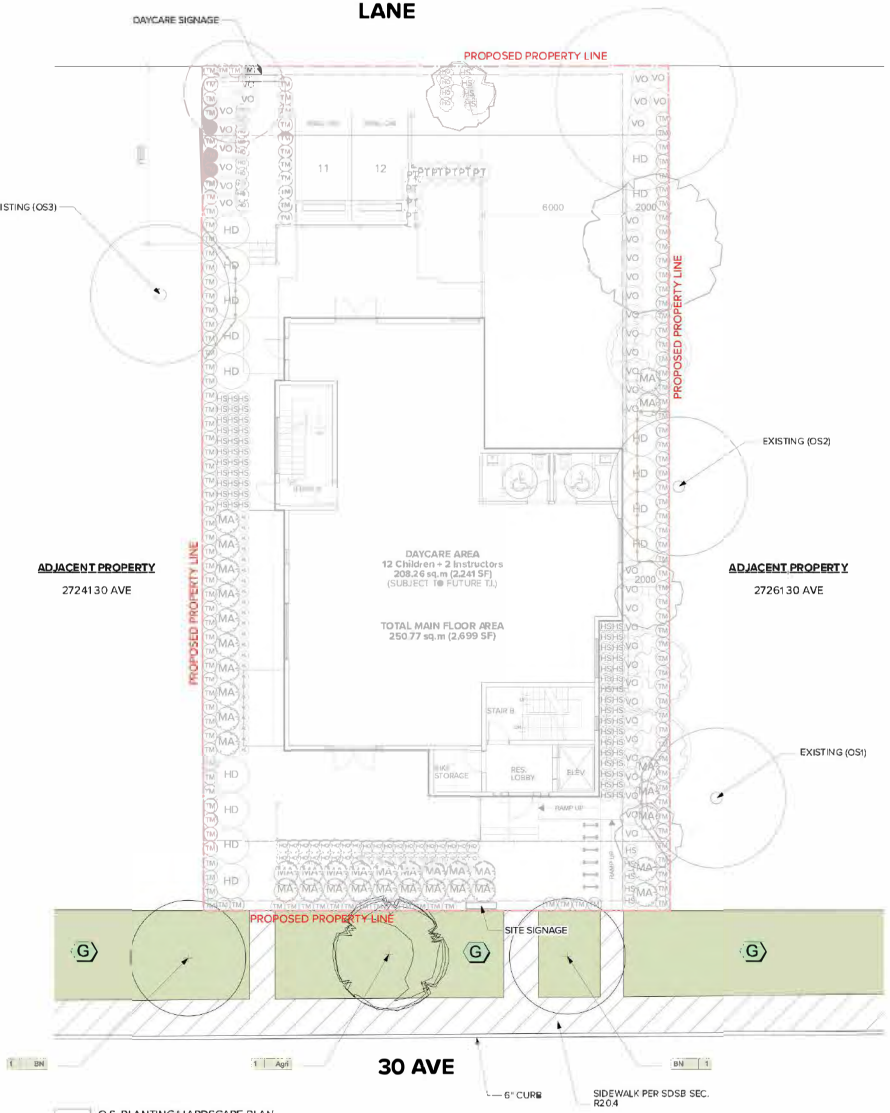
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0 2 4 6 M

Sheet Title
PLANTING / HARDSCAPE PLAN

Sheet No.
L02

E.5



1 O.S. PLANTING/HARDSCAPE PLAN
Scale: 1:100

PROPOSED OFF-SITE TREES

Image	ID	Quantity	Latin Name	Common Name	Scheduled Size	Notes
	Agri	1	Acer griseum	Paperbark Maple	3.0m ht.	
	BN	2	Betula Nigra 'Duraheat'	River Birch	3.0m ht.	

G NON-NETTED SOD

L3 BOULEVARD AND MEDIAN LANDSCAPING

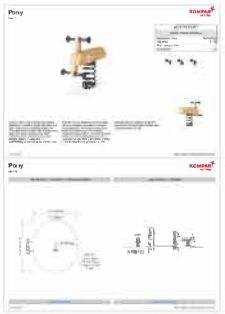
Boulevard and median landscaping shall be provided as follows along urban roads in Service Level Areas 1 and 2.

L3.1 Conventional Boulevards

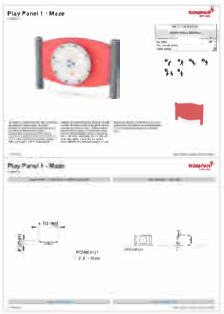
The fare boulevard between the curb and sidewalk and the back boulevard between the sidewalk and the property line shall be levelled, cleaned and finished with grass, unless otherwise required. Street trees shall be planted at offsets as shown on the standard road cross section drawings, as noted in Schedule E, subject to the provisions of Schedule B, Section L3.7.

Sidewalks shall be provided in accordance with Schedule B, Section R20.4 Sidewalks.

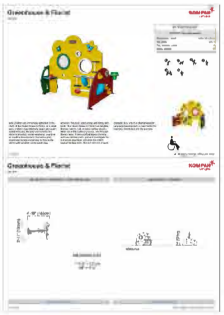
Where a boulevard abuts the rear or side of a lot that has its frontage on another street, landscaping shall be provided as described for the back of trail portion of greenway boulevards or if not, a greenway as per Supplementary Detailed Drawing TLP B3.



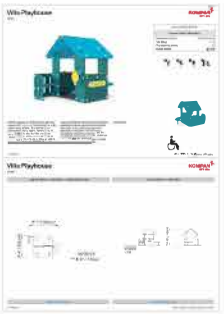
2 KOMPAN PONY (F1)
Scale: NTS



3 PLAY PANEL 1 MAZE (F2)
Scale: NTS



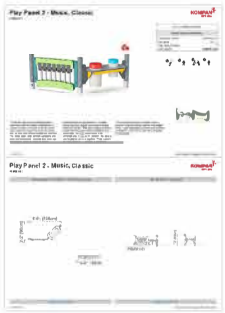
4 GREENHOUSE AND FLORIST (F3)
Scale: NTS



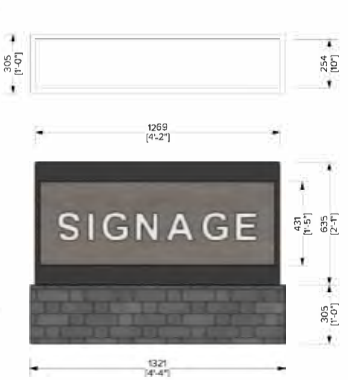
5 VILLA PLAYHOUSE (F4)
Scale: NTS



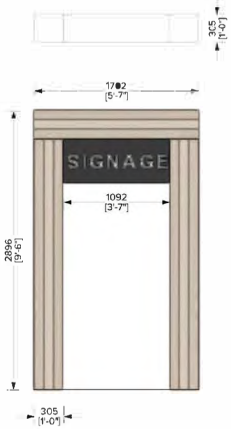
6 PLAYHOUSE WITH DESK (F5)
Scale: NTS



7 PLAY PANEL 2 MUSIC (F6)
Scale: NTS



8 SITE SIGNAGE
Scale: 1:12



9 DAYCARE SIGNAGE
Scale: 1:24

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Total Sheets	Drawn By	AHJ
3	SJ/BB	TOWNSHIP OF LANGLEY
Reviewed By	Checked By	Status
RD	RD	DEVELOPMENT PERMIT

NOTE:

No	Date	Issue Notes
A	2025-01-06	SCHEMATIC REVIEW
B	2025-03-12	SCHEMATIC REVIEW
C	2025-05-05	DP SUBMISSION
D	2025-08-25	DP RESUBMISSION
E	2026-04-08	DP RESUBMISSION
F	2026-05-20	DP RESUBMISSION

N

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Sheet Title
O.S. PLANTING / HARDSCAPE PLAN

Sheet No.
L03

E.5

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-83
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-24-0097
SUBJECT:	OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NO. 100301 AND DEVELOPMENT PERMIT NO. 101462 (HBG PROJECTS (BLANCO) LTD. / 7290 AND 7320 – 208 STREET)		

PROPOSAL:

Application to amend the Smith Neighbourhood Plan and rezone approximately 1.42 ha (3.50 ac) of land located at 7290 and 7320 - 208 Street to Comprehensive Development Zone CD-217 and CD-218 to facilitate the development of 225 apartment units, 243 m^2 (2,622 ft^2) of commercial (daycare) space and 22 townhouse units.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Bylaws No. 6191 and 6192 subject to 14 development prerequisites being satisfied prior to final reading; authorize issuance (at time of final reading of Bylaw No. 6192) of Development Permit No. 101462; and that staff be authorized to schedule the required Public Hearing.

RATIONALE:

The proposed development complies with the overall objectives of the Willoughby Community Plan and Smith Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6192 rezoning 1.42 ha (3.50 ac) of land located at 7290 and 7320 - 208 Street to Comprehensive Development Zone CD-217 and CD-218 subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Completion of a Development Works Agreement (if required) securing off-site servicing (as required by the Smith Neighbourhood Plan).
2. 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.
3. Provision of road dedications, widenings and necessary traffic improvements (including any necessary statutory right-of-ways) including 208 and 208A Street and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan.

4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. Compliance with Age-Friendly Amenity Area requirements.
6. 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).
7. Registration of restrictive covenants acceptable to the Township:
   a. prohibiting parking on internal strata townhouse roadways (other than clearly identified parking spaces)
   b. identifying a minimum of 5% of townhouse units and 10% of apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
   c. identifying the location of 243 m^2 (2,622 ft^2) ground floor commercial (daycare) use in accordance with the Smith Neighbourhood Plan.
8. Dedication and construction of a 4.5 m wide street greenway on the east side of 208 Street to the acceptance of the Township, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
9. Compliance with Langley Airport Zoning Regulations.
10. Finalization of landscape plans.
11. Compliance with the Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
12. As per the applicant's proposal in support of the proposed Neighbourhood Plan amendment and rezoning application, provision of $3,731,832 as a voluntary amenity contribution.
13. Compliance with Official Community Plan policy 3.1.9 (Family-Friendly Units) if applicable.
14. Payment of applicable Neighbourhood Planning Administration fees, supplemental Rezoning fees, Development Engineering and Green Infrastructure Services administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Smith Neighourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191 is consistent with the Township's Five Year Financial Plan as updated annually and with Metro Vancouver's Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste Resource Management Plan, Housing Needs Report, and with the consultation requirement of Official Community Plan Consultation Policy (07-160).

That Council at time of final reading of Rezoning Bylaw No. 6192 authorize issuance of Development Permit No. 101462 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 compliance with Schedule "A" and the Township's Sign Bylaw.
d. All rooftop mechanical equipment to be screened from view.
e. All refuse areas to be located within buildings and / or in enclosures and screened.

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

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

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6191 and 6192 in conjunction with the hearing for the proposed Development Permit No. 101462.

EXECUTIVE SUMMARY:

HBG Projects (Blanco) Ltd. has applied to rezone approximately 1.42 ha (3.50 ac) of land located at 7290 and 7320 - 208 Street to Comprehensive Development Zone CD-217 and CD-218 to facilitate the development of 225 apartment units, 243 m^2 (2,622 ft^2) of commercial (daycare) space and 22 townhouse units. To facilitate the development, the applicant has proposed to amend the Smith Neighbourhood Plan to increase the permitted density on the apartment portion of the site from 1.4 FSR (up to 1.9 FSR subject to conditions) to 2.76 FSR.

A development permit (Attachment B) is being processed in conjunction with the rezoning application to provide Council the opportunity to review the form and character of the proposed development.

As the proposal is consistent with and supports the overall objectives of the Willoughby Community Plan and Smith NP, staff recommend that Council consider the neighbourhood plan amendment and rezoning request, subject to the completion of 14 development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Smith NP Amendment Bylaw No. 6191, Rezoning Bylaw No. 6192 and Development Permit No. 101462.

REFERENCE:

Owner:	HBG Projects (Blanco) Ltd. 101, 19180 – 36 Avenue Surrey, BC V3Z 0P6
Legal Description:	South Half Lot 5 Section 24 Township 8 NWD Plan 1612; Lot 43 Section 24 Township 8 NWD Plan 45250
Location:	7290 and 7320 - 208 Street
Area:	1.42 ha (3.50 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-217 and Comprehensive Development Zone CD-218
Willoughby Community Plan:	Multi-Family, Development Permit Area 'B' Residential
Smith Neighbourhood Plan:	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 – 22 UPA)

BACKGROUND/HISTORY:

- The subject lands are currently zoned Suburban Residential Zone SR-2. The western portion of the site is designated Low Density Apartment (1.4 FSR), the eastern portion of the site is designated Rowhouse / Townhouse (8 – 22 UPA) in the Smith Neighbourhood Plan.
- The Low Density Apartment (1.4 FSR) designation allows for consideration of density to be increased to 1.9 FSR and building heights to increase from 4- to 6-storeys (consistent with the Medium Density Mixed Use (1.9 FSR) designation) where retail and childcare space and applicable amenity contributions are provided as part of the application.

DISCUSSION/ANALYSIS:

- The applicant has proposed a mixed use development for the western portion of the site adjacent to 208 Street consisting of 225 apartment units in two 6-storey buildings and 243 m^2 (2,622 ft^2) of commercial (daycare) space. Provision of commercial (daycare) space as part of the development is consistent with the Low Density Apartment (1.4 FSR) designation conditions to allow for consideration of increases in density from 1.4 FSR to 1.9 FSR and increases in height from 4- to 6-storeys.
- To facilitate the development, the applicant has applied to amend the Smith Neighbourhood Plan to increase the permitted density of the Low Density Apartment (1.4 FSR) designated portion of the site to 2.76 FSR.
- In support of the proposed amendment, the applicant has provided the following rationale:
    - "*208 Street is a major arterial road, and per Township policy, the highest densities should be placed along arterial roads. With the current housing crisis in our province, our client feels strongly that we should be using land in key locations such as this to the highest use possible, provided that the resultant development is compatible with its surroundings. The proposed form and character of the proposed buildings will fit seamlessly with surrounding land uses. We have*

stepped back the massing at levels 5 & 6 facing on all property lines to soften the massing transition to surrounding sites. We are providing all required parking for the apartment underground. Building to a lower density would waste the parking capacity of the site. We meet the AFAA requirements onsite with no cash-in-lieu, plus we are providing daycare on site."

- The applicant has proposed a 22 unit townhouse development for the eastern portion of the site designated Rowhouse / Townhouse (8 – 22 UPA) consistent with the Smith Neighbourhood Plan (19.6 UPA proposed).
- As part of the overall proposal, the developer will provide dedication and construction of portions of 208 and 208A Street and 73A Avenue in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Smith Neighbourhood Plan and is listed as development prerequisite of this report. Vehicular access to the site is proposed from future 208A Street.
- Staff note that the site is subject to Airport Zoning Regulations and that the applicant is responsible for obtainment of approvals from Transport Canada as applicable.

Adjacent Uses:

	Existing Use	**Neighbourhood Plan Designation**	**Existing Zoning**
North:	A property currently under application (TOL Project No. 08-24-0098) for a mixed use and townhouse development	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 - 22 UPA)	Suburban Residential SR-2
South:	Three suburban residential properties	Low Density Apartment (1.4 FSR) and Rowhouse / Townhouse (8 - 22 UPA)	Suburban Residential SR-2
East:	Two suburban residential properties	Rowhouse / Townhouse (8 - 15 UPA) and Rowhouse / Townhouse (8 – 22 UPA)	Suburban Residential SR-2
West:	208 Street, beyond which are three suburban residential properties	Special Study Area	Suburban Residential SR-2

Community / Neighbourhood Plan Amendment:

- The western portion of the subject site is designated Low Density Apartment (1.4 FSR) and the eastern portion of the site is designated Rowhouse / Townhouse (8 – 22 UPA). The applicant has applied to amend the Smith Neighbourhood Plan to increase the permitted density on the Low Density Apartment (1.4 FSR) portion of the site to 2.76 FSR.
- Consistent with Council's March 23, 2026 amendment to Bylaw No. 6198 (directly north of the subject site - ToL Project No. 08-24-0098), Bylaw No. 6191 proposes a text amendment to the Smith NP for lands in 7A and 7B catchment areas, south of 76 Avenue and east of 208 Street to waive Section 11.2.1 (securing a joint elementary school and neighborhood park site).

Zoning Amendment:

- Bylaw No. 6192 proposes to rezone the westerly portion of the site (0.96 ha (2.37 acres)) to Comprehensive Development Zone CD-217, to permit a maximum density of 2.76 FSR and two 6-storey buildings comprised of a total of 225 apartment units and 243 m^2 (2,622 ft^2) of commercial (daycare) space. Additionally, the eastern portion of the site (0.40 ha (1.0 acre)) is proposed to be rezoned to CD-218 to permit 22 townhouse units.
- The project complies with the provisions of the site's proposed Comprehensive Development Zone CD-217 and CD-218 zoning in terms of siting, site coverage, height, use and density.

Development Permit:

- The subject property is located in Development Permit Area "B" Residential in the Willoughby Community Plan. Proposed Development Permit No. 101462 is attached to this report (Attachment B) and includes renderings, site plans, building elevations and tree and landscaping plans. The proposal is consistent with the DP Area "B" requirements.
- Finalization of landscape plans prior to final reading has been included as a development prerequisite.

Community Amenity Contributions:

On July 7, 2025 an Interim Policy Regarding Community Amenity Contributions No. 07-170 was adopted by Council that directs staff to:

- discuss with development applicants the prospect of making amenity contributions to the Township; negotiate with development applicants on a case-by-case basis for the provision of community amenities; or allow amenity contributions either at the initiative of development applicants or as a result of rezoning negotiations between the applicant and the Township.

The applicant has proposed a $3,731,832 voluntary amenity contribution in support of the proposed rezoning application.

Tree Protection / Replacement:

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

Significant Trees on Site	Significant Trees Retained	Replacement Trees Required	Replacement Trees Provided	Street Trees Provided	Total Trees Post Development
4	0	102	102	45	147

- The landscape plans propose extensive plantings of trees, shrubs, and groundcovers within the site and within road boulevards. Finalization of landscaping details has been included as a development prerequisite.

Policy Considerations:

The proposed Smith Neighbourhood Plan amendment, rezoning and development permit application facilitates development of 225 apartment units, 243 m^2 (2,622 ft^2) of commercial (daycare) space and 22 townhouse units.

The proposal is consistent with the overall goals and objectives of the Willoughby Community Plan and Smith Neighbourhood Plan. Staff recommend that Council give first and second reading to Bylaws No. 6191 and 6192 (subject to 14 development prerequisites) and authorize staff to schedule the required Public Hearing for Smith Neighbourhood Plan Amendment Bylaw No. 6191 and Rezoning Bylaw No. 6192.

Respectfully submitted,

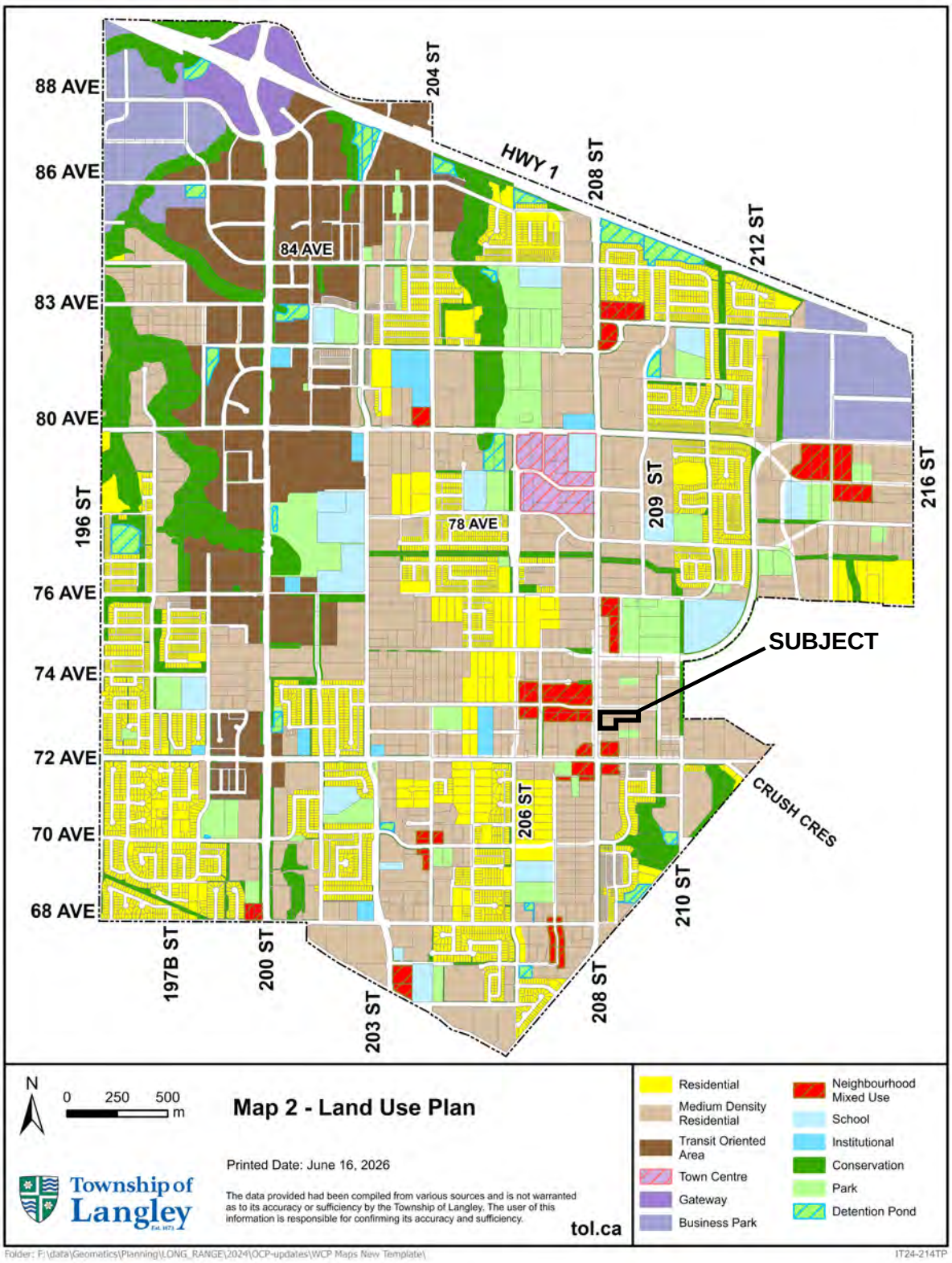
Colin Moore
SENIOR PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

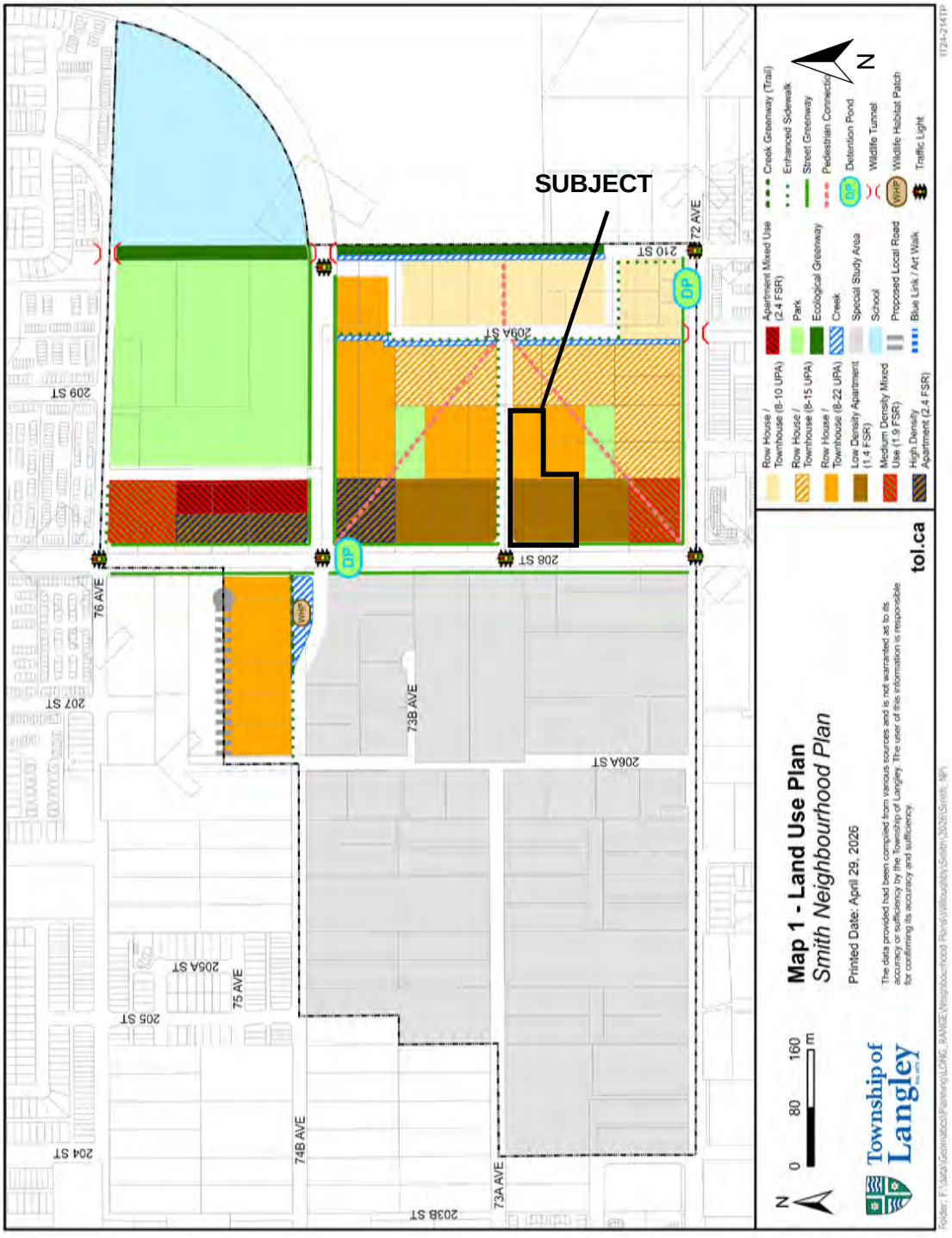
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No.101462

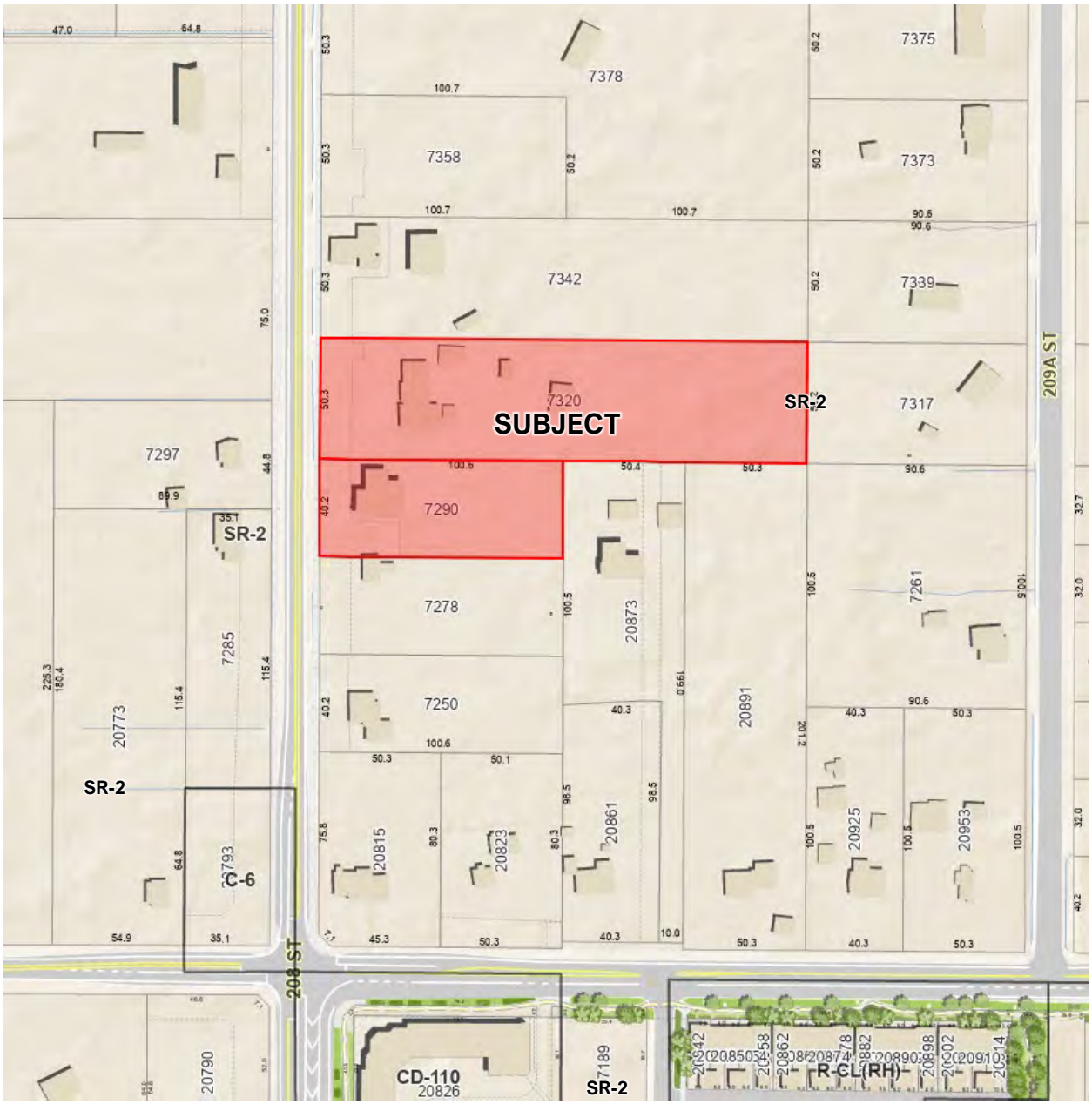
ATTACHMENT A



AERIAL CONTEXT MAP


88 AVE
86 AVE
84 AVE
83 AVE
80 AVE
78 AVE
76 AVE
74 AVE
72 AVE
70 AVE
68 AVE
204 ST
HWY 1
208 ST
212 ST
216 ST
196 ST
209 ST
206 ST
210 ST
197B ST
200 ST
203 ST
208 ST
CRUSH CRES
SUBJECT
N
0 250 500 m
Map 2 - Land Use Plan
Printed Date: June 16, 2026
The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.
tol.ca
Township of Langley
Residential
Medium Density Residential
Transit Oriented Area
Town Centre
Gateway
Business Park
Neighbourhood Mixed Use
School
Institutional
Conservation
Park
Detention Pond
Folder: P:\data\Geomatics\Planning\LONG_RANGE\2024\OCP-updates\WCP Maps New Template\
IT24-214TP


SUBJECT
72 AVE
210 ST
209A ST
209 ST
208 ST
76 AVE
207 ST
73B AVE
206A ST
205A ST
75 AVE
205 ST
74B AVE
204 ST
73A AVE
203B ST
Map 1 - Land Use Plan
Smith Neighbourhood Plan
Printed Date: April 29, 2026
tol.ca
Township of Langley
N
0
80
160
m



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

ATTACHMENT B

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101462

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

1. NAME: HBG Projects (Blanco) Ltd.

   ADDRESS: 101, 19180 – 36 Avenue
   Surrey BC, V3Z 0P6

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: South Half Lot 5 Section 24 Township 8 NWD Plan 1612; Lot 43 Section 24 Township 8 NWD Plan 45250

   CIVIC ADDRESS: 7290 and 7320 – 208 Street

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

   a. Building 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 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 compliance with Schedule “A” and the Township’s Sign Bylaw.
   d. All rooftop mechanical equipment to be screened from view.
   e. All refuse areas to be located within buildings and / or in enclosures and screened.

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

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

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	Landscaping Drawings

MULTI-FAMILY DEVELOPMENT

LANGLEY, BRITISH COLUMBIA



PROJECT CONTACT LIST

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PMG LANDSCAPE ARCHITECTURE
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SURVEY
APLIN & MARTIN Consultants
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ARBORIST
ACL GROUP
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EMAIL: NICK@ACLGROUP.CA

ARCHITECTURAL DRAWING INDEX:
FOCUS ARCHITECTURE INCORPORATED

SHEET	DRAWING TITLE	SHEET	DRAWING TITLE
DP-0.00	COVER PAGE	DP-2.01	STREETSCAPES
		DP-2.02	STREETSCAPES
DP-0.01	OVERALL SITE PLAN	DP-2.03	COLOURED ELEVATIONS
DP-0.02	SITE PLAN	DP-2.04	COLOURED ELEVATIONS
DP-0.03	SITE SURVEY	DP-2.05	COLOURED ELEVATIONS
		DP-2.06	COLOURED ELEVATIONS
DP-1.01	FLOOR PLAN LEVEL P3	DP-2.07	COLOUR SCHEME
DP-1.02	FLOOR PLAN LEVEL P2	DP-2.08	3D IMAGES
DP-1.03	FLOOR PLAN LEVEL P1/LEVEL 1	DP-2.09	3D IMAGES
DP-1.04	FLOOR PLAN LEVEL 1/LEVEL 1		
DP-1.05	FLOOR PLAN LEVEL 2/LEVEL 1	DP-3.01	SECTIONS
DP-1.06	FLOOR PLAN LEVEL 3/LEVEL 1	DP-3.02	SECTIONS
DP-1.07	FLOOR PLAN LEVEL 4/LEVEL 1	DP-3.03	SECTIONS
DP-1.08	FLOOR PLAN LEVEL 5/LEVEL 1		
DP-1.09	LEVEL 6/ROOF PLAN		
DP-1.10	ROOF PLAN		

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2025-06-05	DP REVISIONS
2025-06-11	208A ROAD ALIGNMENT
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2024-09-23	ISSUED FOR R.ZDP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COVER PAGE

DATE 2024.05.23 FILE NO
DWN PN
CHK CH 2406A

2026-06-05

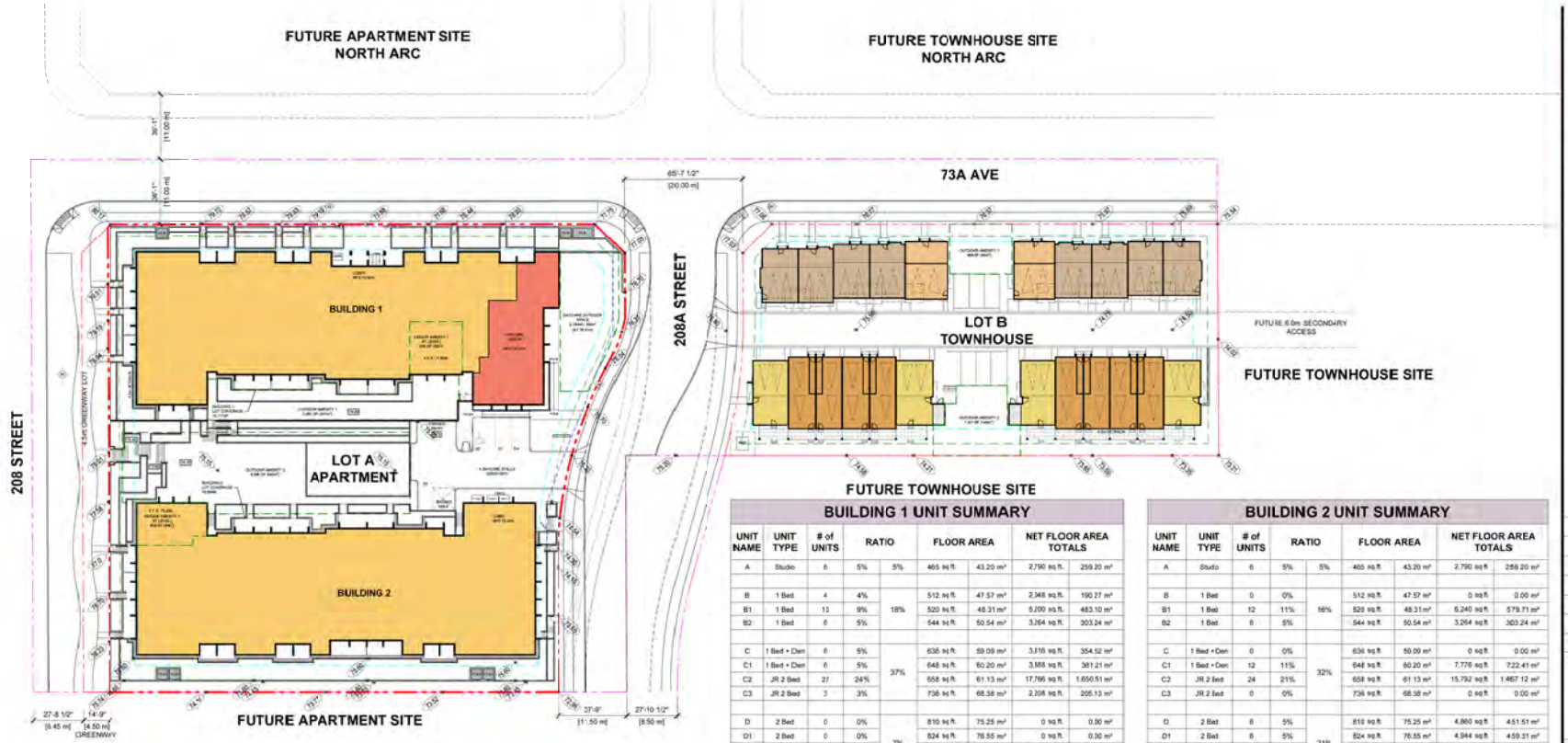
SEAL

SHEET NO
DP-0.00

LOT A

SCHEDULE A

F.1



NORTH

OVERALL SITE PLAN

SCALE: 1" = 30'

BUILDING 1 UNIT SUMMARY

UNIT NAME	UNIT TYPE	# of UNITS	RATIO		FLOOR AREA		NET FLOOR AREA TOTALS	
A	Studio	6	5%	5%	465 sq.ft.	43.20 m²	2,790 sq.ft.	259.20 m²
B	1 Bed	4	4%	18%	512 sq.ft.	47.57 m²	2,348 sq.ft.	190.27 m²
B1	1 Bed	13	9%		520 sq.ft.	48.31 m²	6,200 sq.ft.	483.10 m²
B2	1 Bed	6	5%		544 sq.ft.	50.54 m²	3,264 sq.ft.	303.24 m²
C	1 Bed + Den	6	5%	37%	636 sq.ft.	59.09 m²	3,816 sq.ft.	354.52 m²
C1	1 Bed + Den	6	5%		648 sq.ft.	60.20 m²	3,888 sq.ft.	361.21 m²
C2	JR 2 Bed	27	24%		658 sq.ft.	61.13 m²	17,766 sq.ft.	1,650.51 m²
C3	JR 2 Bed	3	3%		736 sq.ft.	68.38 m²	2,208 sq.ft.	205.13 m²
D	2 Bed	0	0%	7%	810 sq.ft.	75.25 m²	0 sq.ft.	0.00 m²
D1	2 Bed	0	0%		824 sq.ft.	76.55 m²	0 sq.ft.	0.00 m²
D2	2 Bed	6	5%		853 sq.ft.	79.25 m²	5,118 sq.ft.	475.48 m²
D3	2 Bed	2	2%		882 sq.ft.	81.94 m²	1,764 sq.ft.	163.88 m²
E	2 Bed + Den	6	5%	21%	876 sq.ft.	81.38 m²	5,256 sq.ft.	488.30 m²
E1	2 Bed + Den	11	10%		890 sq.ft.	82.68 m²	9,790 sq.ft.	909.52 m²
E2	2 Bed + Den	6	5%		930 sq.ft.	86.40 m²	5,580 sq.ft.	518.40 m²
E3	2 Bed + Den	1	1%		930 sq.ft.	86.40 m²	930 sq.ft.	86.40 m²
F	3 Bed	2	2%	12%	940 sq.ft.	87.33 m²	1,880 sq.ft.	174.66 m²
F1	3 Bed	9	8%		952 sq.ft.	88.44 m²	8,568 sq.ft.	795.99 m²
F2	3 Bed	0	0%		983 sq.ft.	91.32 m²	0 sq.ft.	0.00 m²
F3	3 Bed	2	2%		1095 sq.ft.	101.73 m²	2,190 sq.ft.	203.46 m²
TOTAL		113		100%			82,356 sq.ft.	7,823.25 m²

BUILDING 2 UNIT SUMMARY

UNIT NAME	UNIT TYPE	# of UNITS	RATIO		FLOOR AREA		NET FLOOR AREA TOTALS	
A	Studio	6	5%	5%	465 sq.ft.	43.20 m²	2,790 sq.ft.	259.20 m²
B	1 Bed	0	0%	16%	512 sq.ft.	47.57 m²	0 sq.ft.	0.00 m²
B1	1 Bed	12	11%		520 sq.ft.	48.31 m²	6,240 sq.ft.	579.71 m²
B2	1 Bed	6	5%		544 sq.ft.	50.54 m²	3,264 sq.ft.	303.24 m²
C	1 Bed + Den	0	0%	32%	636 sq.ft.	59.09 m²	0 sq.ft.	0.00 m²
C1	1 Bed + Den	12	11%		648 sq.ft.	60.20 m²	7,776 sq.ft.	722.41 m²
C2	JR 2 Bed	24	21%		658 sq.ft.	61.13 m²	15,792 sq.ft.	1,467.12 m²
C3	JR 2 Bed	0	0%		736 sq.ft.	68.38 m²	0 sq.ft.	0.00 m²
D	2 Bed	6	5%	21%	810 sq.ft.	75.25 m²	4,860 sq.ft.	451.51 m²
D1	2 Bed	6	5%		824 sq.ft.	76.55 m²	4,944 sq.ft.	459.31 m²
D2	2 Bed	10	9%		853 sq.ft.	79.25 m²	8,530 sq.ft.	792.46 m²
D3	2 Bed	2	2%		882 sq.ft.	81.94 m²	1,764 sq.ft.	163.88 m²
E	2 Bed + Den	0	0%	17%	876 sq.ft.	81.38 m²	0 sq.ft.	0.00 m²
E1	2 Bed + Den	12	11%		890 sq.ft.	82.68 m²	10,680 sq.ft.	992.20 m²
E2	2 Bed + Den	7	6%		930 sq.ft.	86.40 m²	6,510 sq.ft.	604.80 m²
E3	2 Bed + Den	0	0%		930 sq.ft.	86.40 m²	0 sq.ft.	0.00 m²
F	3 Bed	0	0%	9%	940 sq.ft.	87.33 m²	0 sq.ft.	0.00 m²
F1	3 Bed	8	7%		952 sq.ft.	88.44 m²	7,616 sq.ft.	707.55 m²
F2	3 Bed	2	2%		983 sq.ft.	91.32 m²	1,966 sq.ft.	182.65 m²
F3	3 Bed	0	0%		1095 sq.ft.	101.73 m²	0 sq.ft.	0.00 m²
TOTAL		113		100%			82,732 sq.ft.	7,686.05 m²

SITE RECONCILIATION

OVERALL LOT AREAS:

GROSS LOT AREA: 152,431 sq.ft. (3.50 AC) = 1.41⁽⁾ ha

ROAD DEDICATION: 45,635 sq.ft. (1.05 AC) = 0.424 ha
GREENWAY DEDICATION: 3,713 sq.ft. (0.09 AC) = 0.036 ha
LOT A NET AREA: 68,844 sq.ft. (1.58 AC) = 0.640 ha
LOT B NET AREA: 34,239 sq.ft. (0.78 AC) = 0.311 ha

LOT A CALCULATIONS

ZONING:

EXISTING: SR-2
PROPOSED: CD

FLOOR SPACE RATIO:
FOR FSR CALCULATIONS, UNDEVELOPABLE SITE AREAS ARE EXCLUDED (i.e. CONSERVATION AREAS, PUBLICLY DEDICATED OPEN SPACES, ROADS)
LOT A AREA FOR FSR = 68,844 sf (1.58 AC) = 0.640 ha

PERMITTED UNDER SMITH PLAN = 1.9 (IF DAYCARE PROVIDED)
PROPOSED = 190,072 SF / 68,844 SF = 2.76 (NCP AMENDMENT REQUIRED)

LOT COVERAGE:

PROPOSED: 19,117 SF (BLC 1) + 18,584 SF (BLD 2) / 68,844 SF
37,761 SF / 68,844 SF = 54.8%

HEIGHT:

PERMITTED: 4 STOREY
PROPOSED: 6 STOREY (NCP AMENDMENT REQUIRED)

AVERAGE UNIT SIZE:
MINIMUM: 67.35 M2 (725 SF)
PROPOSED:
(82,056 SF + 82,732 SF) / 226 UNITS = 729.1 SF (67.7M²)

UNIT MIX:
REQUIRED: 15% OF UNITS TO BE 2 BEDROOM OR LARGER
PROPOSED: BUILDING 1 = 75 UNITS
BUILDING 2 = 77 UNITS
TOTAL: 152/226 = 67.25%

REQUIRED: 10% OF UNITS TO BE 3 BEDROOM OR LARGER
PROPOSED: BUILDING 1 = 13 UNITS
BUILDING 2 = 10 UNITS
TOTAL: 23/226 = 10.17%

RESIDENTIAL PARKING REQUIRED:
BUILDING 1
STUDIO 6 x 1 = 6 STALLS
1 BED 32 x 1.5 = 48 STALLS
2 BED 62 x 1.5 = 93 STALLS
3 BED 13 x 1.5 = 19.5 STALLS
TOTAL 113 UNITS 166.5 STALLS
BUILDING 2
STUDIO 6 x 1 = 6 STALLS
1 BED 30 x 1.5 = 45 STALLS
2 BED 67 x 1.5 = 100.5 STALLS
3 BED 10 x 1.5 = 15 STALLS
TOTAL 113 UNITS 166.5 STALLS

TOTAL RESIDENTIAL REQUIRED: 333 STALLS (INCL VISITORS)
VISITORS REQUIRED: 333 x 10% = 33.3 STALLS

DAYCARE PARKING REQUIRED:
1 STALL/EMPLOYEE + DROP-OFF AREA = 8 STALLS

TOTAL PARKING REQUIRED = 333 + 8 = 341 STALLS

TOTAL PARKING PROVIDED:
SURFACE: 4 STALLS (DAYCARE)
P1: 38 STALLS (34 VISITORS + 4 DAYCARE)
P2: 155 STALLS
P3: 174 STALLS
TOTAL 371 STALLS

BICYCLE PARKING:
REQUIRED: 1 LOCKER /UNIT= 226 LOCKERS + 12 VISITORS
TOTAL = 238
PROVIDED: 226 LOCKERS + 12 VISITORS
TOTAL = 238

ADAPTABLE HOUSING UNITS:
REQUIRED: 10% x 226 = 22.6
PROVIDED: 24 UNITS (TYPE C & C1)

RESIDENTIAL AMENITY SPACE:
REFER TO TOL CALCULATION WORKSHEET

GARBAGE & RECYCLING AREA
GARBAGE & RECYCLING STORAGE SPACE REQUIRED
226 UNITS x 0.3m2 = 8m2 = 78ft2
RECYCLING STORAGE SPACE (WITHIN THE GARBAGE & RECYCLING STORAGE SPACE) REQUIRED:
226 UNITS x 0.19m2 = 5m2 = 41ft2
FLEX SPACE REQUIRED:
41m2 x 50% = 23.5m2
TOTAL REQUIRED: 78m2+20.5m2 = 98.5m2
TOTAL PROVIDED: 99.7m2

LOT A GROSS FLOOR AREA

	BUILDING 1 FLOOR AREA				BUILDING 2 FLOOR AREA			
LEVEL 1	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 2	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 3	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 4	16,524.00	SF	1535.13	m²	15,078.00	SF	1493.69	m²
LEVEL 5	15,574.00	SF	1445.01	m²	15,178.00	SF	1410.08	m²
LEVEL 6	15,554.00	SF	1445.01	m²	15,178.00	SF	1410.08	m²
TOTAL	**97,204.00**	SF	9030.54	m²	**94,668.00**	SF	8794.94	m²
TOTAL :					**191,872.00**	SF	17825.48	m²

TOTAL GROSS FLOOR AREA (GFA) INCLUDES 2,622 SF [243.6m²] DAYCARE)

FLOOR AREA FOR FSR = GFA - INTERIOR AMENITY SPACE =
191,872 SF - AMENITY 1 (893 SF) - AMENITY 2 (907 SF) =
190,072 SF

LOT A

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1	2025-05-05 DP REVISIONS
2	2025-06-11 208A ROAD ALIGNMENT
3	2025-12-18 BALCONY REVISIONS
4	2026-01-26 208A ROAD ALIGNMENT
5	2026-02-13 PLANNING COMMENTS
	2024-09-25 ISSUED FOR RZDP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
OVERALL SITE/ CONTEXT PLAN

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH 2406A

2026-06-05

SEAL

SHEET NO.
DP0.01

F.1

FOCUS ARCHITECTURE INCORPORATED

CLIENT	HAVER BUILDERS GROUP
PROJECT	"BLANCO" APARTMENT DEVELOPMENT 7320, 7290 208 STREET LANGLEY, BC
DRAWING TITLE	LOT A SITE PLAN
DATE	2024.03.23
DWN.	PN
CHK.	CH
FILE NO.	2406A
SEAL	
SHEET NO.	DP0.03

LOT A

SITE PLAN
SCALE: 1/16"=1'-0"
NORTH



1 STREETSCAPE 73A Ave
SCALE: 3/32" = 1'-0"



2 STREETSCAPE 208 STREET
SCALE: 3/32" = 1'-0"

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2024-06-05	3rd REVISIONS
2024-08-11	208A ROAD ALIGNMENT
2025-12-18	BALCONY REVISIONS
2026-02-25	208A ROAD ALIGNMENT
2026-02-13	PLANNING COMMENTS
2024-09-25	ISSUED FOR RZDP

REVISIONS
CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH 2406A

2026-06-05
SEAL

LOT A

SHEET NO. DP-2.01



1 **STREETSCAPE 208A STREET**
SCALE: 3/32" = 1'-0"

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1	2026-06-05 DP1 REVISIONS
1	2026-04-11 208A ROAD ALIGNMENT
1	2025-12-18 BALCONY REVISIONS
1	2025-09-26 208A ROAD ALIGNMENT
1	2025-02-13 PLANNING COMMENTS
	2024-09-25 ISSUED FOR RZDP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
STREETSCAPES

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.02

LOT A

F.1



1 **BUILDING 1 NORTH ELEVATION/73A AVE**
SCALE: 3/32" = 1'-0"



3 **BUILDING 1 SIGNAGE**
SCALE: 1/4" = 1'-0"



2 **BUILDING 1 WEST ELEVATION/208 STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING WITH WOOD GRAIN APPEARANCE
3. WOOD GRAIN ALUMINUM SOFFIT
4. PRE-FINISHED FLASHING OVER CEMENT BOARD FASCIA WITH BUTT JOINTS
5. PRE-FINISHED METAL THROUGH WALL FLASHING COLOR MATCHED TO MATERIAL BELOW
6. SEALED DOUBLE GLAZED P.V.C. SLIDING PATIO DOORS
7. SEALED DOUBLE GLAZED P.V.C. WINDOW
8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. COLUMN CLAD WITH HARDIE PANEL W/EASY TRIM CORNERS
11. ALUMINUM STOREFRONT (WHITE)
12. PARKADE ENTRY SECURITY GRILLE
13. GLAZED FRENCH DOOR (INSULATED STEEL OR FIBERGLASS)
14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

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2025-06-05	35" REVISIONS
2025-06-11	208A ROAD ALIGNMENT
2025-12-18	BALCONY REVISIONS
2026-09-26	208A ROAD ALIGNMENT
2025-02-13	PLANNING COMMENTS
2024-09-25	ISSUED FOR R.ZDP

REVISIONS

CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"BLANCO" APARTMENT DEVELOPMENT
7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 1

DATE 2024.05.23 FILE NO
DWN PN
CHK CH 2406A

2026-06-05
SEAL

SHEET NO.
DP-2.03

LOT A

F.1



1 **BUILDING 1 SOUTH ELEVATION**
SCALE 3/32" = 1'-0"



3 **DAYCARE SIGNAGE**
SCALE 1/4" = 1'-0"



2 **BUILDING 1 EAST ELEVATION/208A STREET**
SCALE 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL META. SIDING WITH WOOD GRAIN APPEARANCE
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14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

LOT A

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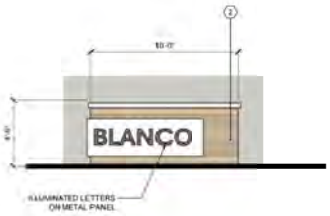
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SEAL

SHEET NO.
DP-2.04



1 **BUILDING 2 NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



3 **BUILDING 2 SIGNAGE**
SCALE: 1/4" = 1'-0"



2 **BUILDING 2/ WEST ELEVATION/208 STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING WITH WOOD GRAIN APPEARANCE
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13. GLAZED FRENCH DOOR (INSULATED STEEL OR FIBERGLASS)
14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

LOT A

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7320, 7290 208 STREET
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DRAWING TITLE
COLORED ELEVATIONS BUILDING 2

DATE 2024.05.23 FILE NO
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.05

F.1



1 **BUILDING 2 SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



2 **BUILDING 2 EAST ELEVATION/208A STREET**
SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

1. CEMENT BOARD SMOOTH PANEL SYSTEM W/ COLOR MATCHED 'EASY TRIM' OR EQUIVALENT ALUMINUM REVEALS
2. HORIZONTAL METAL SIDING WITH WOOD GRAIN APPEARANCE
3. WOOD GRAIN ALUMINUM SOFFIT
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8. PAINTED STEEL DOOR AND FRAME
9. METAL / GLASS GUARDRAIL
10. COLUMN CLAD WITH HARDIE PANEL W/EASY TRIM CORNERS
11. ALUMINUM STOREFRONT (WHITE)
12. PARKADE ENTRY SECURITY GRILLE
13. GLAZED FRENCH DOOR (INSULATED STEEL OR FIBERGLASS)
14. VINYL SOFFIT
15. 6' ALUMINUM/GLASS PRIVACY SCREEN (WHITE)

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7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
COLORED ELEVATIONS BUILDING 2

DATE 2024.05.23 FILE NO
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.06

LOT A

F.1



COLOUR SCHEME:

A **Horizontal Siding:**
IXL
Mac Metal Architecture 'Cork'
c/w easy trim to match panel

B **Cement Board Panel Siding:**
James Hardie, smooth
'Arctic White'
c/w easy trim to match panel

C **Cement Board Panel Siding:**
James Hardie, smooth
'Night Gray'
c/w easy trim to match panel

D **Cement Board Panel Siding:**
James Hardie, smooth
'Iron Gray'
c/w easy trim to match panel

E **Window Frames:**
Vinyl
White

F **Soffit:**
Gentek Vented Aluminum Soffit
'Ice White'

G **Soffit:**
XL
Mac Metal Architectural
Aluminum Soffit
Norwood Vented 'Cork'

H **Metal/Glass Railing:**
White

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LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH 2406A

2026-06-05
SEAL

SHEET NO.
DP-2.07

LOT A

F.1



1 BUILDING 1 - 73A AVE
SCALE: N.T.S.



2 NORTH WEST
SCALE: N.T.S.



3 SOUTH EAST
SCALE: N.T.S.



4 NORTH EAST
SCALE: N.T.S.

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PROJECT
"BLANCO" APARTMENT DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
3D VIEWS

DATE 2024.05.23 FILE NO.
DWN PN
CHK CH **2406A**

2026-06-05

SEAL

SHEET NO.
DP-2.08

LOT A

F.1



1 WEST
SCALE: N.T.S.



2 SOUTH WEST
SCALE: N.T.S.



3 COURTYARD VIEW
SCALE: N.T.S.



4 COURTYARD VIEW
SCALE: N.T.S.

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7320, 7290 208 STREET
LANGLEY, BC

DRAWING TITLE
3D VIEWS

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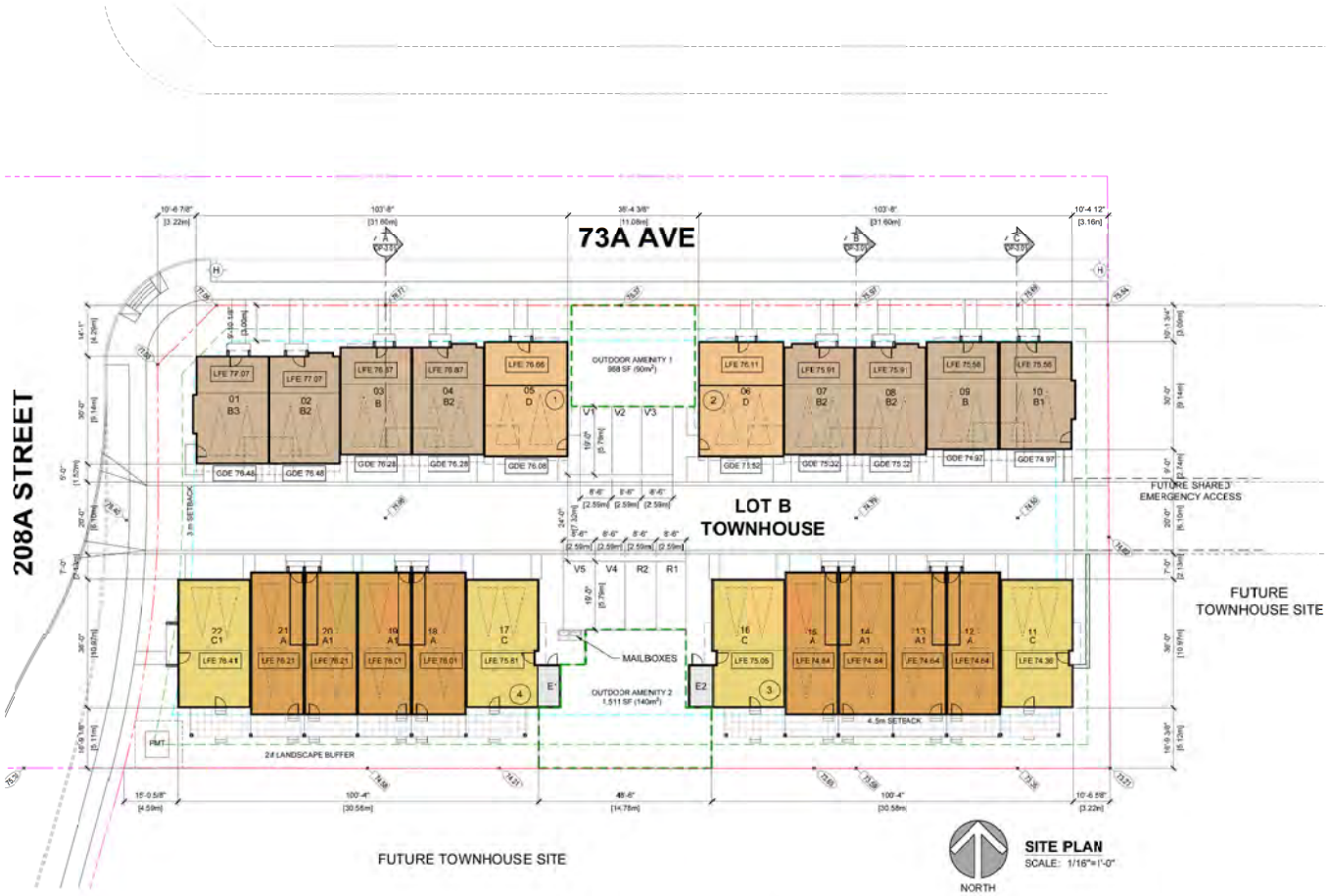
2026-06-05

SEAL

SHEET NO.
DP-2.09

LOT A

F.1



SITE PLAN
SCALE: 1/16"=1'-0"

SITE RECONCILIATION - LOT B

LEGAL DESCRIPTION: LOT 5, SECTION 14, TOWNSHIP 8, NEW WEST DISTRICT, PLAN NWP1612
LOT 43, SECTION 24, TOWNSHIP 8,NEW WEST DISTRICT, PLAN NWP45250

CIVIC ADDRESS: 7320, 7290 208TH STREET, LANGLEY, BC

ZONING INFORMATION:

SMITH NEIGHBOURHOOD PLAN
EXISTING LAND USE: RESIDENTIAL (SINGLE FAMILY)
PROPOSED LAND USE: TOWNHOUSE A (16-22 UPA)

ZONE: EXISTING: SR-2
PROPOSED: CD

LOT AREA: GROSS LOT AREA: 49,086.7 sq.ft. / 4,561.4 m² / 1.12 Ac. / 0.45 Ha.
ROAD DEDICATION: - 14,959.7 sq.ft. / 1,390.5 m² / 0.35 Ac. / 0.14 Ha.
NET SITE AREA: 34,239 sq.ft. / 3,180.9 m² / 0.78 Ac. / 0.32 Ha.

SETBACKS: REQUIRED: SEE CD BYLAW
PROPOSED: NORTH (73A AVE): 3.00 m
EAST: 3.00 m
SOUTH: 4.50 m
WEST (208A ST): 3.00 m

LOT DENSITY:
PERMITTED: 16-22 UPA ON GROSS LAND AREA
PROPOSED (GROSS PER NCP): 22 UNITS / 1.12ac = 19.6 UPA
PROPOSED (NET): 22 UNITS / 0.78 ac = 28.2 upa

LOT COVERAGE: PERMITTED: 50%
PROPOSED: 1,507.5 MF / 3,157.5 MF = 47.7%

BUILDING HEIGHT: PERMITTED: 3 STOREY
PROPOSED: 3 STOREY

AGE FRIENDLY AMENITY SPACE:
REQUIRED: 22 x 6m²/UNIT = 132 m².
PROPOSED: 230 m² (SEE AFAA WORKSHEET)

ADAPTABLE HOUSING:
REQUIRED: 22 UNITS x 5% = 1.1 UNITS
PROPOSED: 2 UNITS (UNIT D)

TANDEM UNITS:
TANDEM MAXIMUM: 40%
TANDEM PROVIDED: 8 UNITS / 22 UNITS = 36.4%

PARKING:
RESIDENT REQUIRED: 14 DOUBLE CAR UNITS x 2.0/UNIT = 28 STALLS
8 TANDEM UNITS X 2.3/UNIT = 18.4 STALLS
VISITOR REQUIRED: 22 UNITS X0.2 /UNIT = 4.4 STALLS
TOTAL PARKING REQUIRED: 50.8 STALLS

PARKING PROVIDED: IN GARAGES: 44 STALLS
SURFACE: 7 STALLS
TOTAL: 51 STALLS

EV CHARGING: ONE LEVEL 2 CHARGING STATION TO BE PROVIDED FOR EACH UNIT IN GARAGE

LOT COVERAGE SUMMARY				
BLDG	# OF UNITS	LOT COVERAGE		
1	5	3,474.3 sq.ft.	322.8	m²
2	5	3,474.3 sq.ft.	322.8	m²
3	6	4,531.7 sq.ft.	430.3	m²
4	6	4,645.2 sq.ft.	431.6	m²
TOTAL	22	16,225.5 sq.ft.	1,507.5	m²

TOWNHOUSE FLOOR AREA SUMMARY							
UNIT TYPE	# of UNITS	GARAGE	LOWER*	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A	4	474 sq.ft.	126 sq.ft.	607 sq.ft.	614 sq.ft.	1,347 sq.ft. / 125.1 m²	5,388 sq.ft. / 500.6 m²
A1	4	474 sq.ft.	126 sq.ft.	607 sq.ft.	606 sq.ft.	1,339 sq.ft. / 124.4 m²	5,356 sq.ft. / 497.6 m²
B	2	413 sq.ft.	167 sq.ft.	586 sq.ft.	553 sq.ft.	1,426 sq.ft. / 132.5 m²	2,852 sq.ft. / 265.0 m²
B1	1	449 sq.ft.	167 sq.ft.	603 sq.ft.	651 sq.ft.	1,421 sq.ft. / 132.0 m²	1,421 sq.ft. / 132.0 m²
B2	4	413 sq.ft.	194 sq.ft.	580 sq.ft.	640 sq.ft.	1,414 sq.ft. / 131.4 m²	5,656 sq.ft. / 525.5 m²
B3	1	449 sq.ft.	167 sq.ft.	603 sq.ft.	651 sq.ft.	1,421 sq.ft. / 132.0 m²	1,421 sq.ft. / 132.0 m²
C	3	408 sq.ft.	314 sq.ft.	764 sq.ft.	764 sq.ft.	1,842 sq.ft. / 171.1 m²	5,526 sq.ft. / 513.4 m²
C1	1	408 sq.ft.	314 sq.ft.	764 sq.ft.	764 sq.ft.	1,842 sq.ft. / 171.1 m²	1842 sq.ft. / 171.1 m²
D	3	482 sq.ft.	270 sq.ft.	705 sq.ft.	789 sq.ft.	1,764 sq.ft. / 163.9 m²	3,528 sq.ft. / 327.8 m²
TOTAL	22					EXCLUDING GARAGES	32,990 sq.ft. / 3,064.9 m²
			GARAGE TOTAL	32,663 sq.ft.		INCLUDING GARAGES	65,653 sq.ft. / 9,099.4 m²

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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
TOWNHOUSE SITE PLAN

DATE: 2026.05.23 FILE NO.
DWN: PN/DW
CHK: CH 2406B

2026/05/27
SEAL
SHEET NO.
DP-0.03

LOT B



1 **STREETSCAPE 73A AVE.**
SCALE: 3/32" = 1'-0"



2 **STREETSCAPE 208A AVE.**
SCALE: 3/32" = 1'-0"

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7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
STREETSCAPE

DATE: 2026.05.23 FILE NO.
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CHK: CH **2406B**

2026/05/27
SEAL

SHEET NO.
DP-0.04

LOT B

F.1



1 **SOUTH PROPERTY LINE**
SCALE: 3/32" = 1'-0"



2 **EAST PROPERTY LINE**
SCALE: 3/32" = 1'-0"

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STREETSCAPE

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2026/05/27
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DP-0.05

LOT B

F.1



COLOUR SCHEME:

A — Roof Shingles:
Pabco Premier Laminated Shingle
'Antique Black'

B — Horizontal Siding:
(Cement board siding on street facing sides.)
James Hardie 'Arctic White'
Gentek 'Snow White'

C — Horizontal Siding:
(Cement board siding on street facing sides.)
James Hardie 'Night Gray'
Gentek 'Midnight Surf'

D — Horizontal Siding:
IXL
Mac Metal Architecture 'Cork'

E — Trim 1:
James Hardie 'Arctic White'

F — Trim 2:
James Hardie 'Night Gray'

G — Smooth Panel 1:
James Hardie 'Arctic White'

H — Smooth Panel 2:
James Hardie 'Night Gray'

I — Fascia Boards, Gutters:
Benjamin Moore 'Snow White' OC-66

J — Fascia Boards, Gutters:
Benjamin Moore 'Charcoal Slate' HC-178

K — Window Frames:
White

L — Entry Doors:
Wood colour

M — Metal Railing:
Black

N — Garage Doors:
White

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LANGLEY, BC

DRAWING TITLE
COLOUR SCHEME

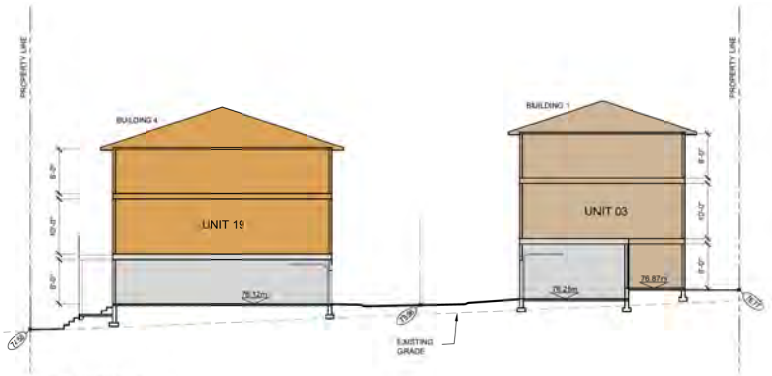
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CHK CH 2406B

2026/05/27
SEAL

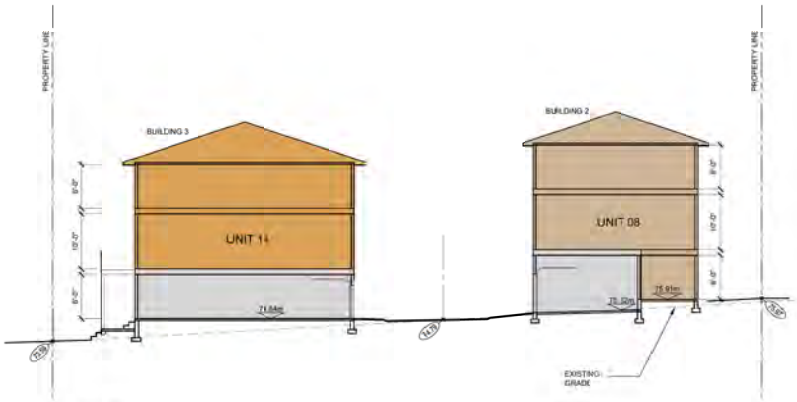
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DP-0.06

LOT B

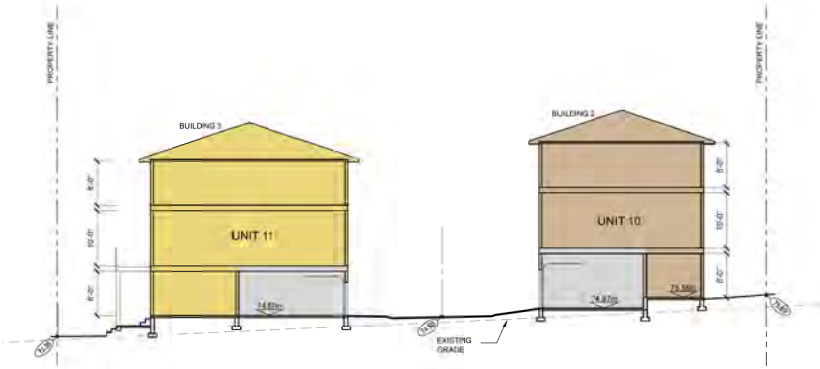
F.1



1 **SECTION A**
SCALE: 3/32" = 1'-0"



2 **SECTION B**
SCALE: 3/32" = 1'-0"



3 **SECTION C**
SCALE: 3/32" = 1'-0"

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2026-05-22 DP REVISIONS
2022-09-26 208M ROAD ALIGNMENT
2025-02-13 PLANNING COMMENTS
2024-09-25 ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
SECTIONS

DATE: 2026.05.23 FILE NO.
DWN: PN
CHK: CH **2406B**

2026.05.27
SEAL

SHEET NO.
DP-0.07

LOT B

F.1



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDI PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE) INSTALL W/ BUTT JOINTS AT FASCIAS AND 'EZ-TRIM' AT WALLS (COLOUR MATCHED TO WALL COLOUR)
4. 2X10 PAINTED WOOD FASCIA c/w 1X4 WOOD TRIM
5. 5" PREFINISHED ALUMINUM GUTTER ON 2X6 PAINTED WOOD FASCIA
6. SEALED DOUBLE GLAZED P.V.C. WINDOW
7. SEALED DOUBLE GLAZED P.V.C. SLIDING DOOR
8. ENTRY DOOR
9. OVERHEAD GARAGE DOOR
10. WOOD COLUMN, CLAD W/ CEMENT BOARD PANEL (HARDIE OR EQUAL)
11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W META FLASHING
16. ENTRY CANOPY

LOT B

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2026-05-22 DP REVISIONS
2026-03-26 26M ROAD ALIGNMENT
2025-02-13 PLANNING COMMENTS
2024-09-25 ISSUED FOR RZ/DP

REVISIONS
CONSULTANT

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HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 1 ELEVATIONS

DATE: 2026.05.23 FILE NO.
DWN: DN
CHK: CH **2406B**

SEAL
2026/05/27

SHEET NO.
DP-1.02



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDI PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
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2026-05-22 DP REVISIONS
2025-09-26 26th ROAD ALIGNMENT
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PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 2 ELEVATIONS

DATE: 2026.05.23 FILE NO.
DWN: DW
CHK: CH **2406B**

2026/05/27
SEAL

SHEET NO.
DP-2.02



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
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3. SMOOTH CEMENT BOARD PANEL (HARDIE) INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
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11. PREFINISHED METAL THROUGH WALL FLASHING
12. 1070 mm. HIGH METAL RAILING
13. 2x4 TRIM
14. PRIVACY WALL
15. 2X10 PAINTED WOOD TRIM C/W META FLASHING
16. ENTRY CANOPY

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2026-05-22 DP REVISIONS
2025-09-26 264A ROAD ALIGNMENT
2025-02-13 PLANNING COMMENTS
2024-09-25 ISSUED FOR RZ/DP

REVISIONS

CONSULTANT

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HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT

7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 3 ELEVATIONS

DATE: 2026.05.23 FILE NO.
DWN: DW
CHK: CH **2406B**

SEAL
2026/05/27

SHEET NO.
DP-3.02

F.1



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION MATERIAL LEGEND

1. COMPOSITE ASPHALT SHINGLES
2. HORIZONTAL SIDING (HARDI PLANK SIDING ON STREET FACING SIDES, VINYL ON ALL OTHERS)
3. SMOOTH CEMENT BOARD PANEL (HARDIE) INSTALL W/ BUTT JOINTS AT FASCIAS AND "EZ-TRIM" AT WALLS (COLOUR MATCHED TO WALL COLOUR)
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15. 2X10 PAINTED WOOD TRIM C/W META FLASHING
16. ENTRY CANOPY

LOT B

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2026-05-22 DP REVISIONS
2025-09-26 264th ROAD ALIGNMENT
2025-02-13 PLANNING COMMENTS
2024-09-25 ISSUED FOR RZDP

REVISIONS
CONSULTANT

CLIENT
HAYER BUILDERS GROUP

PROJECT
"ATLAS" TOWNHOME DEVELOPMENT
7320, 7290 208 STREET LANGLEY, BC

DRAWING TITLE
BLDG 4 ELEVATIONS

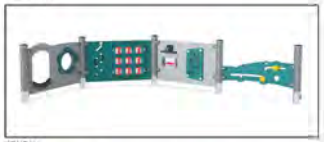
DATE: 2026.05.23 FILE NO.
DWN: DW
CHK: CH **2406B**

SEAL
2026/05/27

SHEET NO.
DP-4.02



KOMPAN
KNIF GXY932



KOMPAN
PLAY PANEL PCM003421



MAGLIN
2300 SERIES BENCH



MAGLIN
400 SERIES BIKE RACK



TREE SCHEDULE

PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8 M STD; B&B; CLIMATE RESILIENT
	7	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
	3	AMELANCHIER x GRANDIFLORA 'PRINCESS DIANA'	PRINCESS DIANA SERVICEBERRY	6CM CAL; 1.5 M STD; B&B
	6	CARPINUS BETULUS	EUROPEAN HORNBEAM	6CM CAL; 1.2 M STD; B&B
	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	6CM CAL; B&B
	3	CORNUS KOUSA 'SATOM'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	3	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	6CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	6CM CAL; 2M STD; B&B
	4	LIQUIDAMBAR STYRACIFLUA 'EMERALD SENTINEL'	EMERALD SENTINEL SWEETGUM	6CM CAL; 2M STD; B&B; CLIMATE RESILIENT
	2	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	2m HT; B&B
	2	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	6CM CAL; 1.2 M STD; B&B
	3	NYSSA SINENSIS	CHINESE TUPELO	6CM CAL; 1.8 M STD; B&B; CLIMATE RESILIENT
	11	PICEA ABIES 'CUPRESSINA'	'CUPRESSINA' NORWAY SPRUCE	2.5M HT; B&B
	8	PICEA OMORIKA 'BRUNS PENDULA'	WEEPING BRUNS SER BIAN SPRUCE	1.5M HT; B&B; CLIMATE RESILIENT
	7	PINUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRIAN BLACK PINE	2.5M HT; B&B; CLIMATE RESILIENT

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 BCLANDSCAPE 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.

TOTAL AREA - 1.71 ACRE
TOTAL REPLACEMENT TREE: 50 (25 DECIDUOUS TREE, 25 CONIFEROUS TREE)
TREES PROPOSED - 69
DECIDUOUS - 43
EVERGREEN - 26

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SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.JUN.19	NEW SITE PLAN	DWN
7	26.JUN.19	UPDATE PER COMMENTS / NEW ROOFTOP	DWN
6	26.MAY.25	NEW SITE PLAN	DWN
5	25.OCT.16	NEW SITE PLAN, LOT A	MM
4	25.FEB.17	NEW SITE PLAN	AD
3	25.FEB.14	ISSUE FOR DP PROGRESS	JK
2	24.DEC.04	ISSUE FOR DP PROGRESS	JK
1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

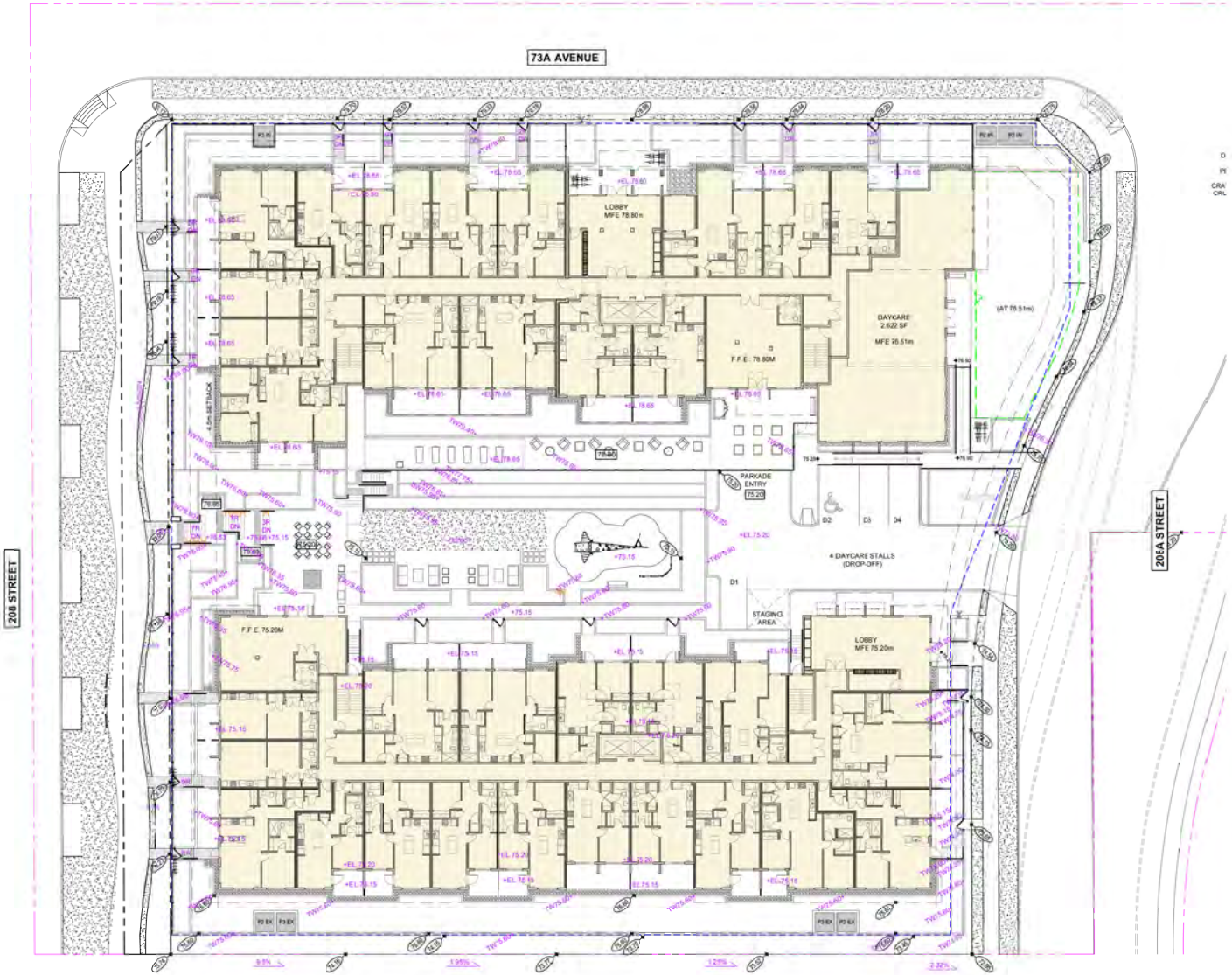
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LANDSCAPE PLAN

DATE	24.AUG.19	DRAWING NUMBER:
SCALE	1/16"=1'-0"	L1
DRAWN	WZ	
DESIGN	WZ	OF 6
CHECKED	BA	

24126-9.ZIP PROJECT NUMBER: 24-126

SCHEDULE B F.1



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Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
8	26.JUN.M	NEW SITE PLAN	DWN
7	26.JUN.01	UPDATES PER COMMENTS / NEW ROOFTOP	DWN
6	26.MAY.25	NEW SITE PLAN	DWN
5	25.OCT.04	NEW SITE PLAN, LOT A	MM
4	25.FEB.27	NEW SITE PLAN	AD
3	25.FEB.14	ISSUE FOR RF PROGRESS	JK
2	24.DEC.04	ISSUE FOR RF PROGRESS	JK
1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

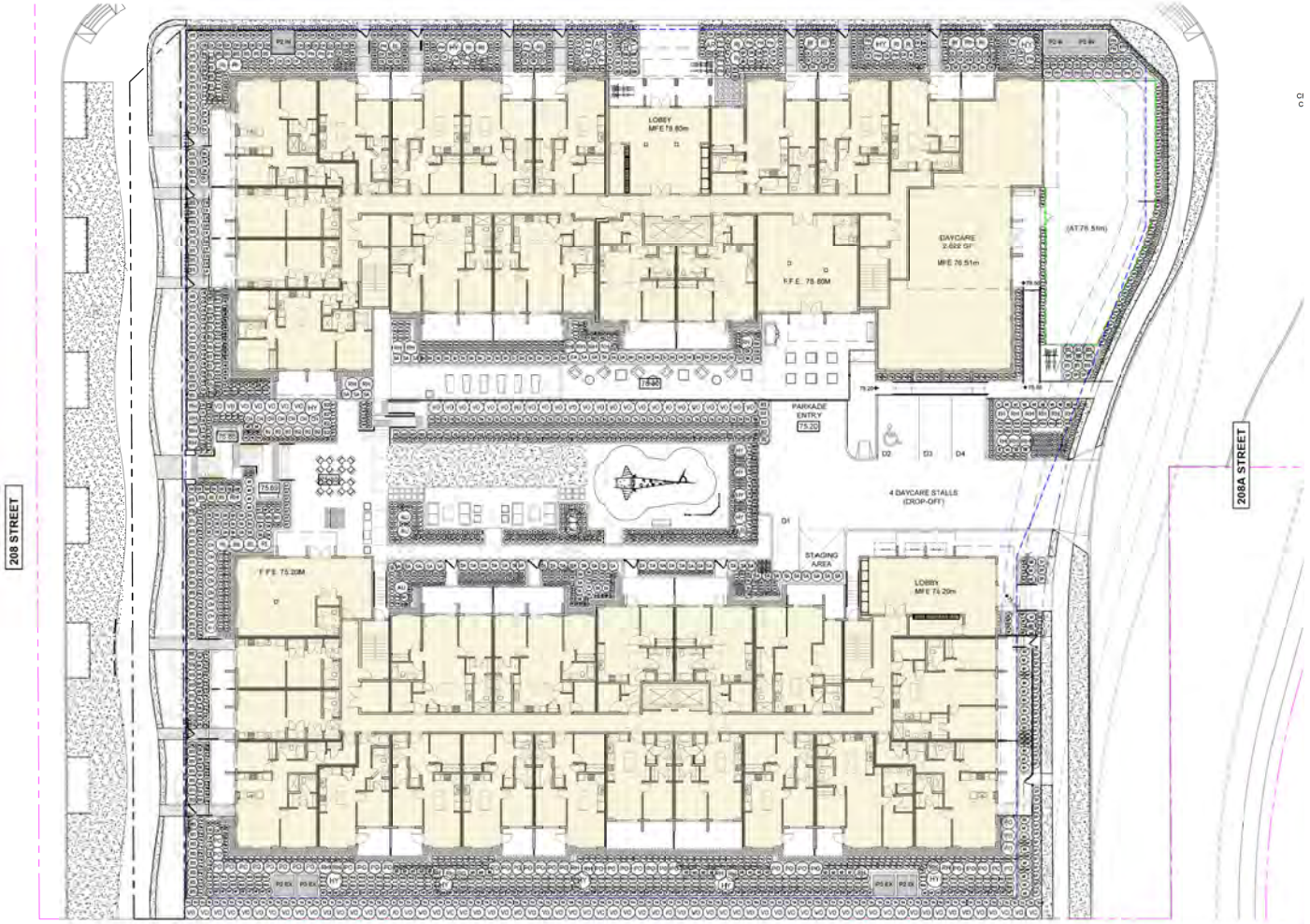
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LOT A GRADING PLAN

DATE:	24.AUG.19	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L2
DRAWN:	WZ	
DESIGN:	WZ	OF 6
CHK'D:	BA	

24126-9.ZIP PMG PROJECT NUMBER: 24-126

F.1



SHRUB SCHEDULE

PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
	3	ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	#3 POT; 80CM
	5	AUCUBA JAPONICA 'VARIEGATA'	GOLD DUST JAPANESE AUCUBA	#3 POT; 50CM
	157	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA; SINGLE DEEP CRIMSON	#2 POT; 25CM
	134	BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA; ROSE PINK	#1 POT
	159	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT;
	140	CORNUS SERICEA 'KELSEYI'	DWARF KELSEY DOGWOOD	#2 POT; 50CM
	15	ESCALLONIA NEWPORT DWARF	ESCALLONIA; JEEP PINK	#2 POT; 30CM
	14	HYDRANGEA PANICULATA 'LIMELIGHT'	PANICLE HYDRANGEA	#3 POT
	133	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#3 POT; 50CM
	37	PHYSOCARPUS OPULIFOLIUS 'L'ITLE DEVIL'	PURPLE NINEBARK	#3 POT; 50CM
	41	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT; 30CM
	34	RHODODENDRON 'VIRGINIA RICHARDS'	RHODODENDRON; PINK/CRIMSON BLOTCH	#3 POT; 50CM
	19	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
	195	ROSA MEIDELAND 'BONICA'	MEIDILAND ROSE; PINK	#2 POT; 40CM
	51	SARCOCOCCA RUSCIFOLIA	FRAGRANT SWEETBOX	#2 POT; 30CM
	120	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM
	39	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
	186	TAXUS X MEDIA 'HILLII'	HILLII YEW	1.0M B&B
	15	VACCINIUM 'POLARIS'	POLARIS BLUEBERRY	#3 POT; 80CM
	94	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
	19	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
	58	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	73	HAKONECHLOA MACRA	JAPANESE FOREST GRASS	#1 POT
	63	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE SILVER GRASS	#1 POT
	42	PENNISETUM 'KARLEY ROSE'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
	25	ECHINACEA PURPUREA 'WHITE SWAN'	WHITE CONEFLOWER	15CM POT
	44	HOSTA FORTUNEI 'LIBERTY'	HOSTA; GREEN AND YELLOW VARIEGATED	#1 POT
	49	NEPETA RACEMOSA 'WALKER'S LOW'	BLUE CATMINT	#2 POT; 1-2 EYE
	22	RUDBECKIA FULGIDA 'GOLDSTURM'	RUDBEKIA; YELLOW	15CM POT
	6	SEDUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	15CM POT
				#1 POT
GC				
	150	ARCTOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM
	108	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
	414	PACHYSANDRA TERMINALIS 'GREEN SHEEN'	JAPANESE SPURGE	#1 POT; 15CM
	309	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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7	26.JUN.01	UPDATES PER COMMENTS / NEW ROOFTOP	DWN
6	26.MAY.25	NEW SITE PLAN	DWN
5	25.OCT.04	NEW SITE PLAN, LOT A	MM
4	25.FEB.27	NEW SITE PLAN	AG
3	25.FEB.14	ISSUE FOR DP PROGRESS	JK
2	24.DEC.04	ISSUE FOR DP PROGRESS	JK
1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT:
2 APARTMENT BUILDINGS DEVELOPMENT

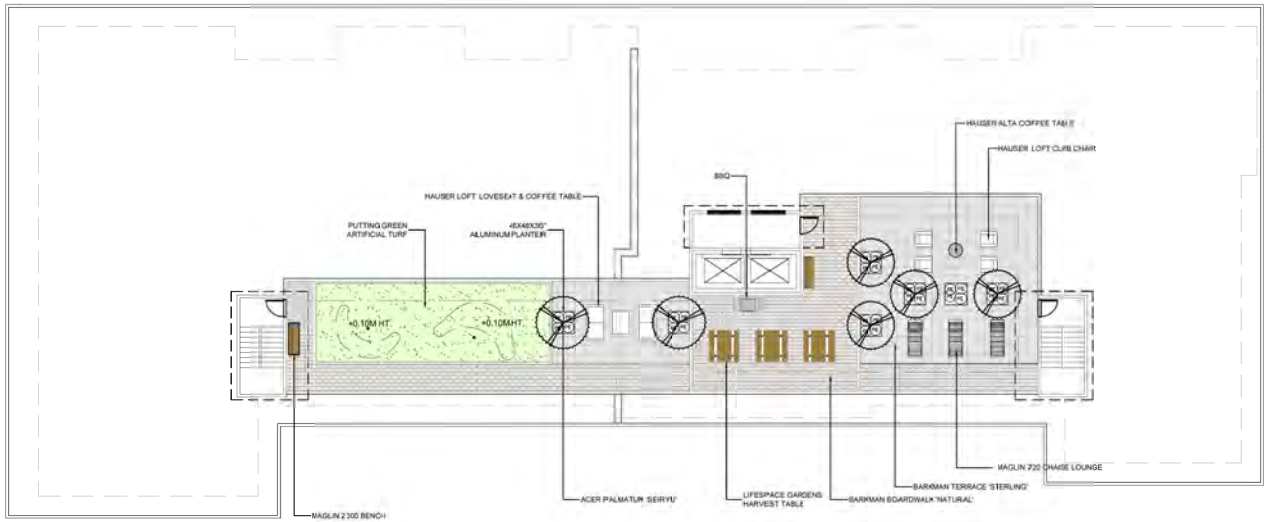
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LOT A SHRUB PLAN

DATE:	24.AUG.19	DRAWING NUMBER:	L3
SCALE:	1/16"=1'-0"		
DRAWN:	WZ		
DESIGN:	WZ		
CHK'D:	BA		OF 6

24126-9.ZIP PMG PROJECT NUMBER: 24-126

F.1



PLANT SCHEDULE — PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	6	ACER PALMATUM 'SEIRYU'	SEIRYU JAPANESE MAPLE	2.25M HT, B&B
GRASS				
	28	PENNISETUM 'KARLEY ROSE'	FOUNTAIN GRASS	#1 POT

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

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pmg LANDSCAPE ARCHITECTS
Suite C130 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE:	REVISION DESCRIPTION	DR.
8	26.JUN.19	NEW SITE PLAN	SWK
7	26.JUN.19	UPDATE PER COMMENTS / NEW ROOFTOP	SWK
6	26.MAY.25	NEW SITE PLAN	SWK
5	25.OCT.24	NEW SITE PLAN, LOT A	MM
4	25.FEB.27	NEW SITE PLAN	AG
3	25.FEB.14	ISSUE FOR BP PROGRESS	JR
2	24.DEC.04	ISSUE FOR BP PROGRESS	JR
1	24.SEP.25	ROOF DECK	JR

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

7320, 7290 208TH STREET, LANGLEY

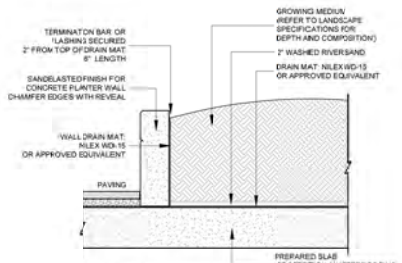
DRAWING TITLE:
LOT A ROOF DECK

DATE: 24.AUG.19
SCALE: 3/32"=1'-0"
DRAWN: JR
DESIGN: JR
CHK'D: BA

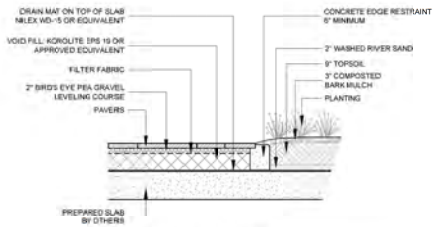
DRAWING NUMBER:
L4
OF 6

24126-9.ZIP
PMG PROJECT NUMBER: 24-126

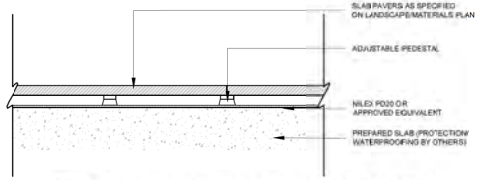
F.1



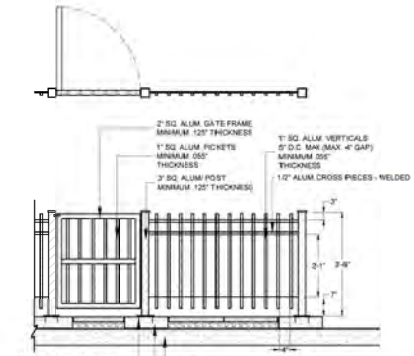
1 PLANTER WALL
1/2" = 1'-0"



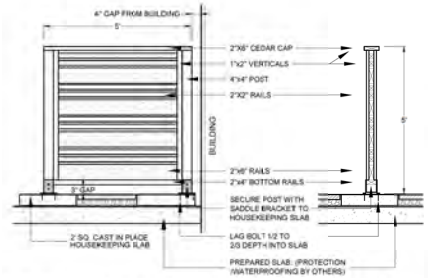
2 PAVER EDGING ON PODIUM
SCALE: 1/2"=1'-0"



3 HYDRAPRESSED SLABS OVER PEDESTALS ON ROOFDECK
1"=1'-0"

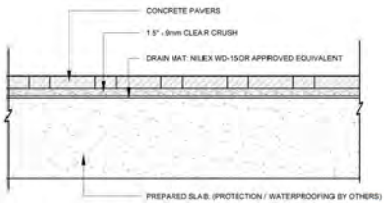


4 ALUMINUM PICKET FENCE
1/2" = 1'-0"



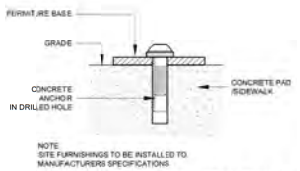
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE
2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-8"

5 PATIO SCREEN
1/2" = 1'-0"



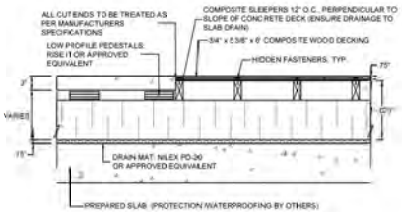
NOTE
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
MAX PAVER LIPPAGE 1/8" BETWEEN SURFACES
FLATNESS TOLERANCE 3/8" OVER 10 FT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMERIC SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

6 PAVERS
1" = 1'-0"

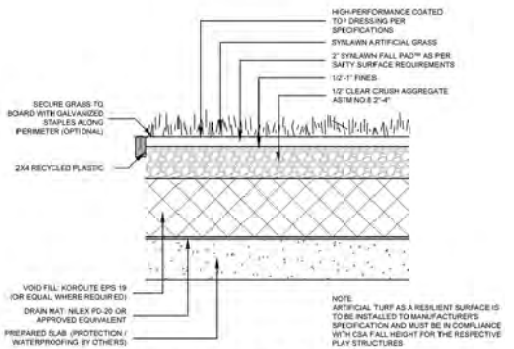


NOTE
SITE FURNISHINGS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

7 SITE FURNITURE MOUNTING
N.T.S



8 COMPOSITE WOOD YOGA DECK
1" = 1'-0"



NOTE
ARTIFICIAL TURF AS A RESILIENT SURFACE IS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND MUST BE IN COMPLIANCE WITH CSA FALL HEIGHT FOR THE RESPECTIVE PLAY STRUCTURES

9 ARTIFICIAL TURF ON SLAB
1"=1'-0"

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p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO.	DATE:	REVISION DESCRIPTION	DR.
8	26.JUN.19	NEW SITE PLAN	DWN
7	26.JUN.01	UPDATES PER COMMENTS / NEW ROOFTOP	DWN
6	26.MAY.25	NEW SITE PLAN	DWN
5	25.OCT.04	NEW SITE PLAN, LOT A	MM
4	25.FEB.27	NEW SITE PLAN	AD
3	25.FEB.14	ISSUE FOR DP PROGRESS	JK
2	24.DEC.04	ISSUE FOR DP PROGRESS	JK
1	24.SEP.25	ROOF DECK	JK

CLIENT:

PROJECT
2 APARTMENT BUILDINGS DEVELOPMENT

7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LANDSCAPE DETAILS

DATE:	24.AUG.19	DRAWING NUMBER:
SCALE:	AS NOTED	**L5**
DRAWN:	WZ	
DESIGN:	WZ	
CHKD:	BA	OF 6

24126-9.ZIP PMG PROJECT NUMBER: 24-126



PLANT SCHEDULE

PMG PROJECT NUMBER: 24-126

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	3	CARPINUS BETULUS	EUROPEAN HORNBEAM	6CM CAL; 1.2M STD; B&B
	5	CORNUS KOUSA 'SATOMI'	PINK KOUSA DOGWOOD	2.5M HT; B&B
	9	CRATAEGUS CRUS-GALLI	'THORNLESS COCKSPUR HAWTHORN	6CM CAL;2M HT; B&B; CLIMATE RESILIENT
	3	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	6CM CAL; 2M STD; B&B
	5	NYSSA SINENSIS	CHINESE TUPELO	6CM CAL; 1.8M STD; B&B; CLIMATE RESILIENT
	3	PICEA OMORIKA 'BRUNS PENDULA'	WEEPING BRUNS SERBIAN SPRUCE	1.5M HT; B&B; CLIMATE RESILIENT
	8	PINUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRIAN BLACK PINE	2.5M HT; B&B; CLIMATE RESILIENT

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.



KOMPAN LITTLE HEN'S HOUSE
NRD417



KOMPAN WATERLILIES BALANCE POST
NRD417

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p. 604 294-0011 ; f. 604 294-0022

SEAL:

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT
2 APARTMENT BUILDINGS & TOWNHOUSE DEVELOPMENT
7320, 7290 208TH STREET, LANGLEY

DRAWING TITLE:
LOT B LANDSCAPE PLAN

DATE:	24.AUG.19	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	**L1**
DRAWN:	WZ	
DESIGN:	WZ	OF 1
CHK'D:	BA	

24126-1.ZIP PMG PROJECT NUMBER: 24-126

F.1

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW NO. 5973
AMENDMENT (HBG PROJECTS (BLANCO) LTD.) BYLAW NO. 6191

EXPLANATORY NOTE

Bylaw No. 6191 amends the Smith Neighbourhood Plan to increase the allowable density of the Low Density Apartment designation on a site-specific basis up to 2.76 FSR for a portion of 7320 and 7290 – 208 Street. Consisternt with Council's March 23, 2026 amendment to Bylaw No. 6198 (directly north of the subject site, ToL Project No. 08-24-0098), Bylaw No. 6191 proposes a text amendment to the Smith NP for lands in 7A and 7B catchment areas, south of 76 Avenue and east of 208 Street to waive Section 11.2.1 (securing a joint elementary school and neighborhood park site).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY OFFICIAL COMMUNITY PLAN BYLAW 1979 NO. 1842
AMENDMENT (WILLOUGHBY COMMUNITY PLAN) BYLAW 1998 NO. 3800
AMENDMENT (SMITH NEIGHBOURHOOD PLAN) BYLAW 2024 NO. 5973
AMENDMENT (HBG PROJECTS (BLANCO) LTD.) BYLAW NO. 6191

A Bylaw to amend Smith Neighbourhood Plan Bylaw No. 6191

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

1. This Bylaw may be cited for all purposes as "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (HBG Projects (Blanco) Ltd.) Bylaw No. 6191".

2. Langley Official Community Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 as amended is further amended by:

   a) Adding to the Table of Contents Section 5.2.8 Additional Land Use and Development Policies and renumbering subsequent pages as appropriate.

   b) Amending Map 1 to add a dashed black outline around the property identified in Schedule "A" to this bylaw and add to the legend a dashed black outline symbol and reference to Section 5.2.8.

   c) Adding the following as Section 5.2.8

   5.2.8 Additional Land Use and Development Policies

   - Those lands identified outlined in dashed black on Map 1: Land Use Concept may be developed in accordance with the following site-specific densities:

Bylaw Number	Location	Permitted Density	Maximum Height
6191	Portion of 7290 and 7320 – 208 Street	2.76 FSR	6 storeys

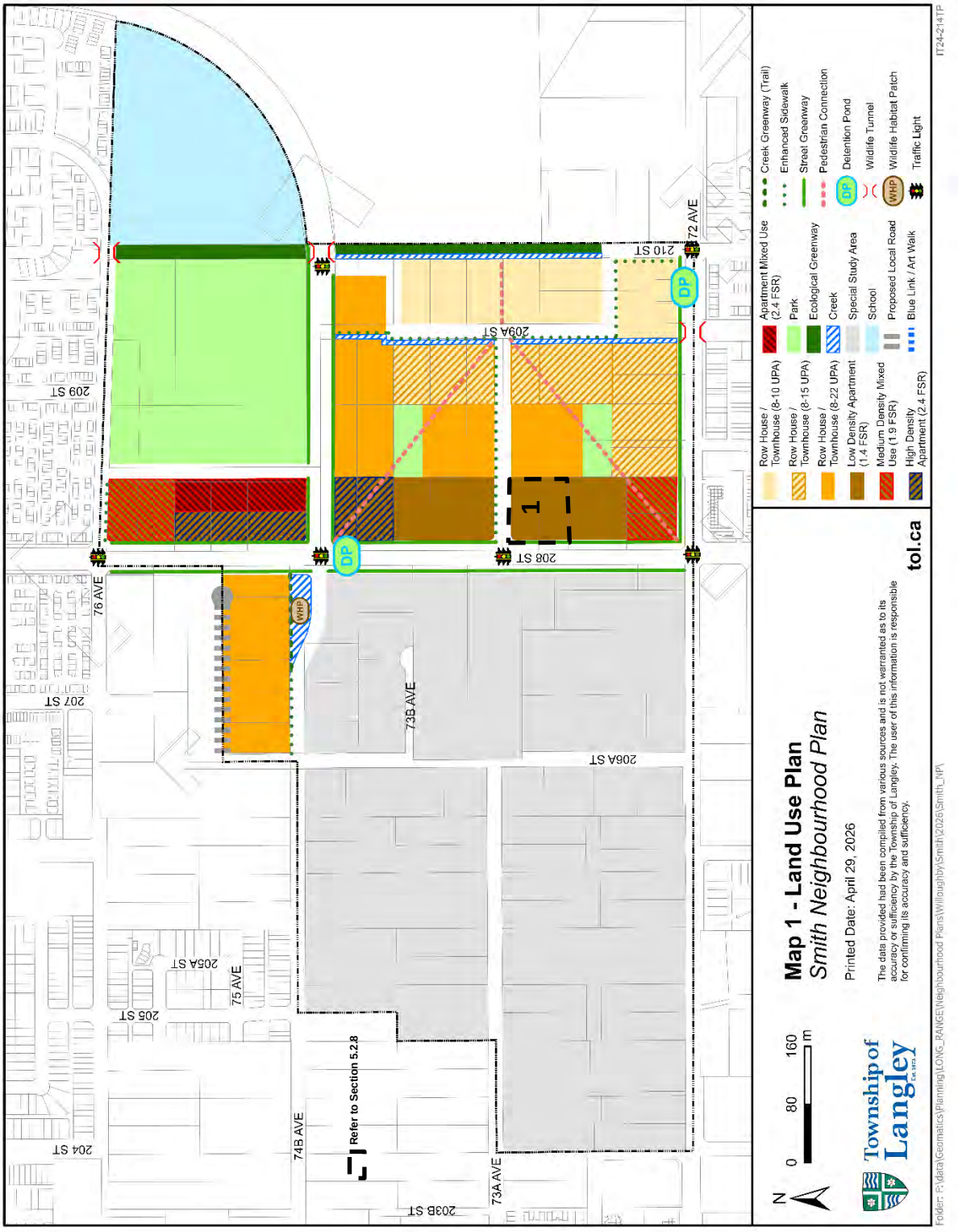
   All other provisions of Sections 5.2.2 to 5.2.4 continue to apply.

   d) Amending Section 11.2.1 to add the sentence "This prerequisite does not apply for lands included in the 7A and 7B detention catchments, south of 76 Avenue or east of 208 Street."

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

SCHEDULE ‘A’
BYLAW NO. 6191



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (HBG PROJECTS (BLANCO) LTD.) BYLAW NO. 6192

EXPLANATORY NOTE

Bylaw No. 6192 rezones land located at 7290 and 7320 – 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 development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (HBG PROJECTS (BLANCO) LTD) BYLAW NO. 6192

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 (HBG Projects (Blanco) Ltd.) Bylaw No. 6192".

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

   (1) Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-217" and "Comprehensive Development Zone CD-218" after the words "Comprehensive Development Zone CD-216"
   (2) Adding to Section 110.1 after the words "CD-216" the words "CD-217 – 2,000 m^2" and "CD-218 – 2,000 m^2"
   (3) Adding after Section 1116 "Comprehensive Development Zone CD-216" the following as Section 1117 "Comprehensive Development Zone CD-217" and Section 1118 "Comprehensive Development Zone CD-218"

1117 **COMPREHENSIVE DEVELOPMENT ZONE CD-217**

Uses Permitted

1117.1 In the CD-217 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *apartment uses*
4) *commercial uses* subject to 1117.2
5) *group children's day care* subject to 1117.2

Commercial Uses

1117.2 *Commercial uses* and *group children's day care uses* are not permitted above the ground floor.

Density

1117.3 The maximum *floor space ratio* of lands zoned CD-217 shall be in accordance with the Community Plan and Neighbourhood Plan.

Lot Coverage

1117.4 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1117.5 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1117.6 Except as provided for in Section 104.5 the *height* of principal *buildings* and *structures* shall be in accordance with a Development Permit and not exceed six (6) *storeys* plus a rooftop patio access. The *height* of *accessory buildings* and *structures* shall not exceed 3.75m or one (1) *storey*, whichever is less.

Subdivision Requirements

1117.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1117.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1117.9 Parking and loading shall be provided in accordance with Section 107.

Age-Friendly Amenity

1117.10 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1117.11 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

1118 COMPREHENSIVE DEVELOPMENT ZONE CD-218

Uses Permitted

1118.1 In the CD-218 Zone, only the following *uses* are permitted and all other *uses* are prohibited:

1) *accessory buildings* and *uses*
2) *accessory home occupations* subject to Section 104.3
3) *townhouses*

Density

1118.2 The density permitted shall be no less than 15 units per hectare (8 units per acre) and no greater than 54 units per hectare (22 units per acre) in accordance with the provisions of the Willoughby Community Plan.

Lot Coverage

1118.3 Lot coverage of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Siting of Buildings and Structures

1118.4 *Buildings* and *structures* shall be sited in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1118.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys.*

Subdivision Requirements

1118.6 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

1118.7 Landscaping areas, landscaping screens and fencing shall be provided in accordance with Section 111 and the Development Permit.

Parking and Loading

1118.8 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit. Units fronting arterial roads must provide a minimum of four (4) off-street parking spaces per *dwelling unit*.

Age-Friendly Amenity

1118.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1118.10 A Development Permit shall be issued by Council prior to issuance of a Building Permit.

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

South Half Lot 5 Section 24 Township 8 NWD Plan 1612; and
Lot 43 Section 24 Township 8 NWD Plan 45250

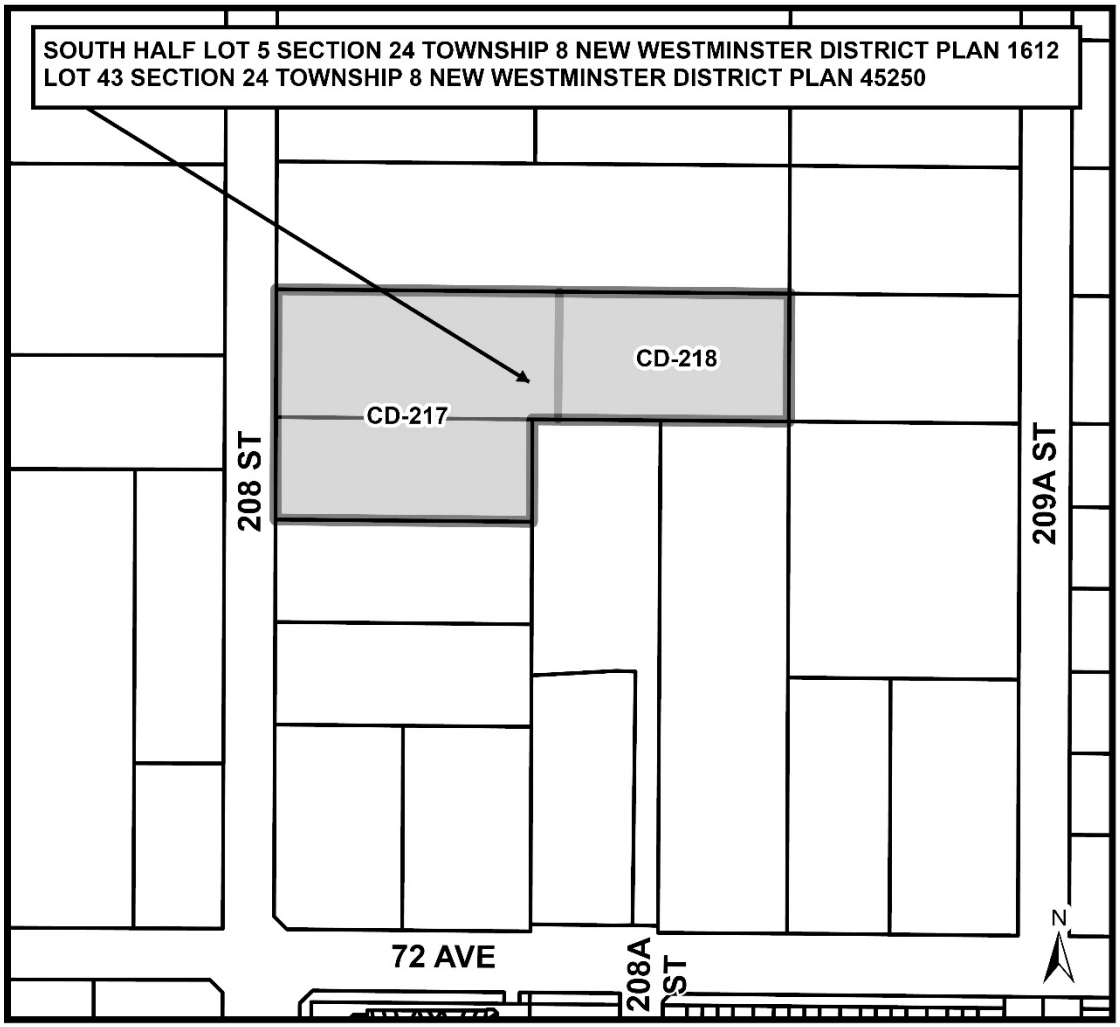
as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Comprehensive Development Zone CD-217 and Comprehensive Development Zone CD-218.

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

_____ Mayor

_____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6192



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP OF LANGLEY – 209A STREET) BYLAW NO. 6132

EXPLANATORY NOTE

Bylaw No. 6132 authorizes the closure and highway dedication removal from the north portion of 209A Street in the 7400 Block.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(TOWNSHIP OF LANGLEY – 209A STREET) BYLAW NO. 6132

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

1. This Bylaw may be cited for all purposes as “Highway Closing and Dedication Removal (Township of Langley – 209A Street) Bylaw No. 6132”.

2. That 0.150 hectare portion of road lying in Section 24 Township 8 NWD, dedicated road on Plan 39381, as shown outlined in heavy black line on Reference Plan EPP145664, prepared by Zuzana Rijken, BCLS, a copy of which is attached hereto as Schedule “A”, shall be closed to traffic.

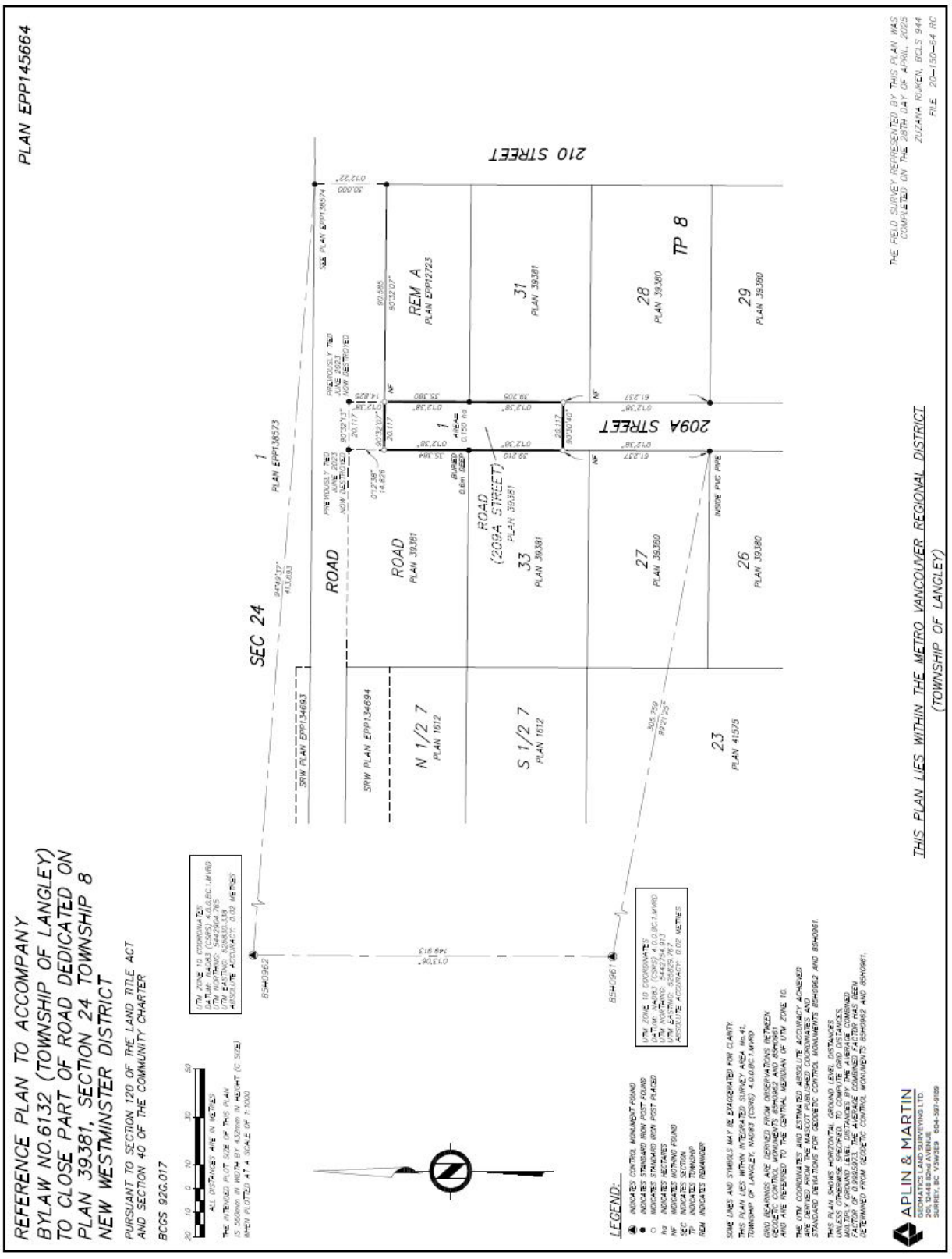
3. The dedication as road shall be removed.

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

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

_____ Mayor _____ Township Clerk

SCHEDULE "A"


PLAN EPP145664
REFERENCE PLAN TO ACCOMPANY
BYLAW NO.6132 (TOWNSHIP OF LANGLEY)
TO CLOSE PART OF ROAD DEDICATED ON
PLAN 39381, SECTION 24 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 92G.017
210 STREET
209A STREET
SEC 24
TP 8
ROAD
ROAD PLAN 39381
ROAD (209A STREET) PLAN 39381
REM A PLAN EPP12723
N 1/2 7 PLAN 1612
S 1/2 7 PLAN 1612
SRW PLAN EPP134693
SRW PLAN EPP134694
1 PLAN EPP138573
31 PLAN 39381
28 PLAN 39380
29 PLAN 39380
27 PLAN 39380
26 PLAN 39380
23 PLAN 41575
PREVIOUSLY TED JUNE 2023 NOW DESTROYED
INSIDE PVC PIPE
BSM0962
BSM0961
LEGEND:
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(TOWNSHIP OF LANGLEY)
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 28TH DAY OF APRIL, 2025
ZUZANA RUMEN, BCLS 944
FILE 20-150-64 RC
APLIN & MARTIN
SURREY, BC V3W3E9

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP OF LANGLEY – LOT 32) BYLAW NO. 6133

EXPLANATORY NOTE

Bylaw No. 6133 authorizes the closure and highway dedication removal from a portion of 7475 – 209A Street (Lot 32).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL
(TOWNSHIP OF LANGLEY – LOT 32) BYLAW NO. 6133

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

1. This Bylaw may be cited for all purposes as “Highway Closing and Dedication Removal (Township of Langley – Lot 32) Bylaw No. 6133”.

2. That 0.321 hectare portion of Lot 32 Sec. 24 Tp 8 NWD Plan 39381 that was dedicated road under application CB787299, as shown outlined in heavy black line on Reference Plan EPP145665 prepared by Zuzana Rijken, BCLS, attached hereto as Schedule “A, shall be closed to traffic.

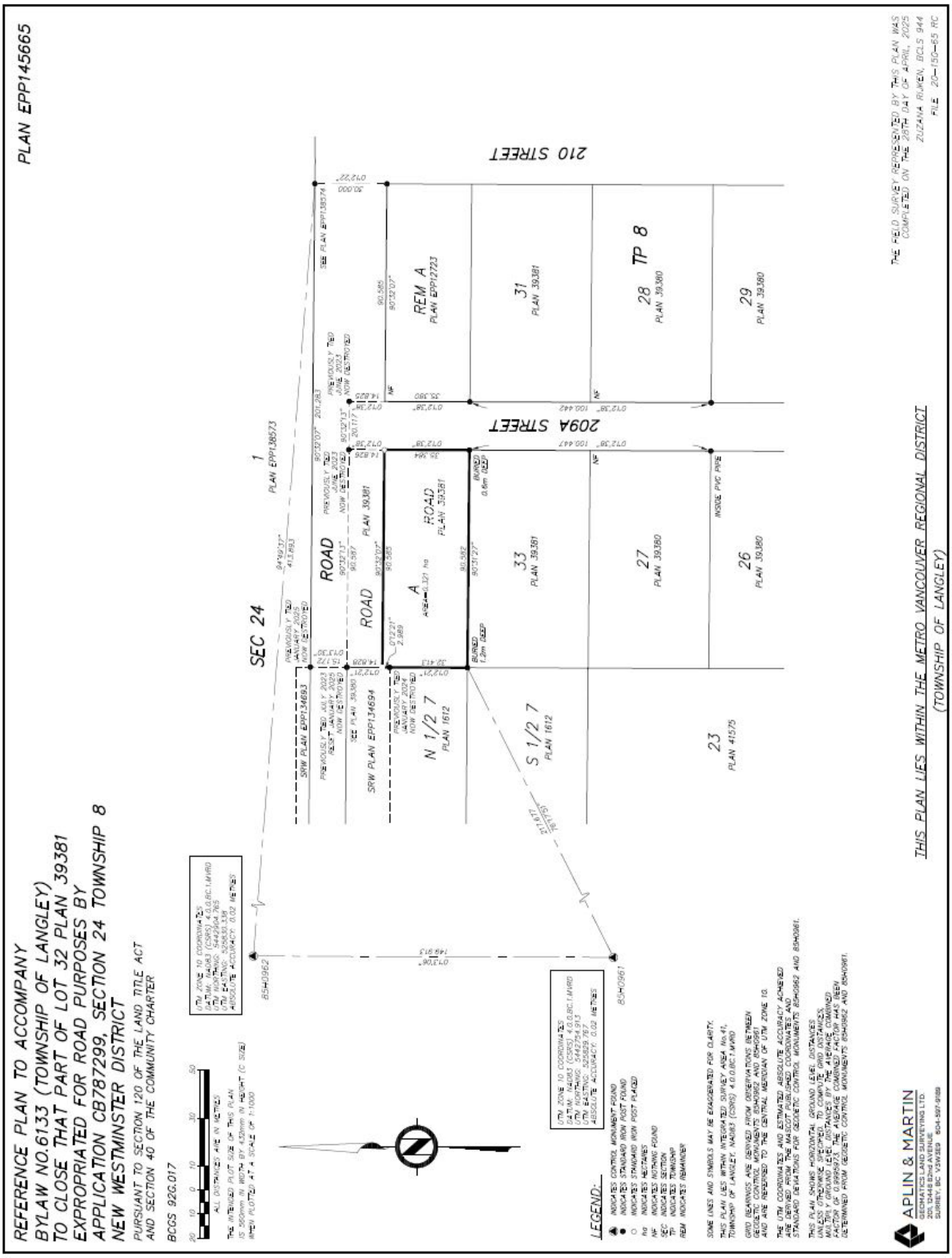
3. The dedication as road shall be removed.

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

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

_____ Mayor _____ Township Clerk

SCHEDULE "A"


PLAN EPP145665
REFERENCE PLAN TO ACCOMPANY
BYLAW NO.6133 (TOWNSHIP OF LANGLEY)
TO CLOSE THAT PART OF LOT 32 PLAN 39381
EXPROPRIATED FOR ROAD PURPOSES BY
APPLICATION CB787299, SECTION 24 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 92G.017
SEC 24
ROAD
PLAN 39381
N 1/2 7
PLAN 1612
S 1/2 7
PLAN 1612
A
AREA= 1331 m²
REM A
PLAN EPP12723
TP 8
23
PLAN 41575
27
PLAN 39380
28
PLAN 39380
29
PLAN 39380
31
PLAN 39381
33
PLAN 39381
26
PLAN 39380
209A STREET
210 STREET
85H0962
85H0961
LEGEND:
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(TOWNSHIP OF LANGLEY)
APLIN & MARTIN

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(TOWNSHIP OF LANGLEY – HORNE PIT) BYLAW NO. 6220

EXPLANATORY NOTE

Bylaw No. 6220 authorizes the closure and highway dedication removal from a 1.58 hectare portion of 26 Avenue between 196 Street and 200 Street.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL

(TOWNSHIP OF LANGLEY – HORNE PIT) BYLAW NO. 6220

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

1. This Bylaw may be cited for all purposes as “Highway Closing and Dedication Removal (Township of Langley - Horne Pit) Bylaw No.6220.

2. That portion of 26 Avenue lying in Section 22 Township 7 NWD shown outlined in heavy black line on Reference Plan EPP145350 prepared by Jason G. Hamel, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

    a. all that portion of road containing 1.58 hectares and originally dedicated road on Plan 1148, shown as Parcel A on Plan EPP145350 shall be closed to traffic.

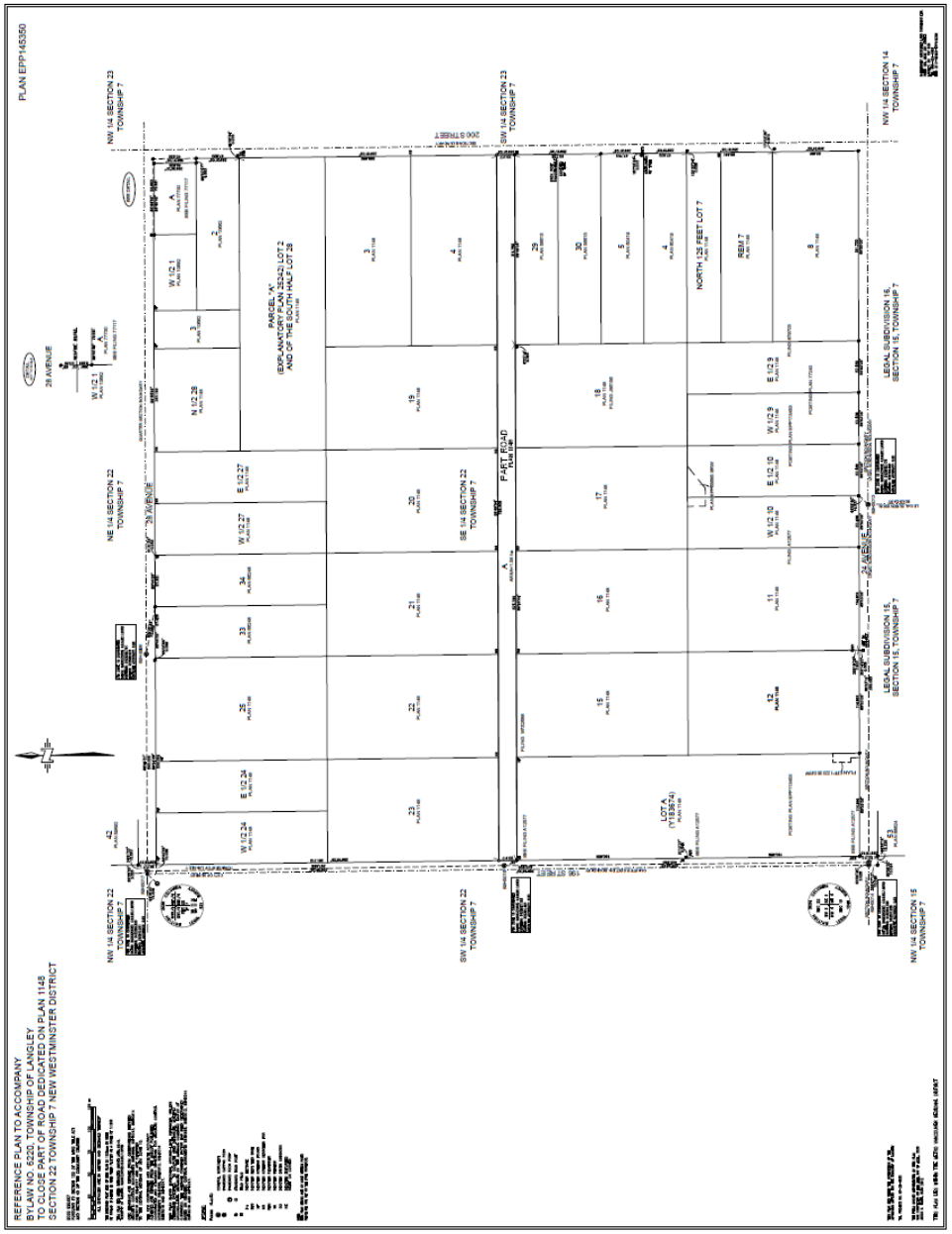
3. The dedication as highway shall be removed from that 1.58 hectare portion of 26 Avenue shown on Schedule “A”.

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

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

_____ Mayor _____ Township Clerk

Schedule "A"


PLAN EPP145350
REFERENCE PLAN TO ACCOMPANY
BYLAW NO. 6220, TOWNSHIP OF LANGLEY
TO CLOSE PART OF ROAD DEDICATED ON PLAN 1148
SECTION 22 TOWNSHIP 7 NEW WESTMINSTER DISTRICT
200 STREET
28 AVENUE
29 AVENUE
PART ROAD
PLAN 1148
PARCEL "A"
(EXPLANATORY PLAN 23342) LOT 2
AND OF THE SOUTH HALF LOT 28
PLAN 1148
NORTH 132 FEET LOT 7
PLAN 1148
LOT A
PLAN EPP145350
LEGAL SUBDIVISION 15,
SECTION 15, TOWNSHIP 7
NW 1/4 SECTION 22
TOWNSHIP 7
NE 1/4 SECTION 22
TOWNSHIP 7
SW 1/4 SECTION 22
TOWNSHIP 7
SE 1/4 SECTION 22
TOWNSHIP 7
NW 1/4 SECTION 23
TOWNSHIP 7
SW 1/4 SECTION 23
TOWNSHIP 7
NW 1/4 SECTION 14
TOWNSHIP 7
NW 1/4 SECTION 15
TOWNSHIP 7

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-75
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE:**	LRP00026
SUBJECT:	SMALL-SCALE MULTI-UNIT HOUSING (SSMUH) IN RESIDENTIAL COMPACT LOT ZONE R-CL(SD)		

RECOMMENDATION:

That Council give first, second, third and final reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (SSMUH in R-CL(SD) Zone) Bylaw No. 6233.

EXECUTIVE SUMMARY:

On December 15, 2025, the *Local Government Act* (LGA) was amended by adding Section 481.3(5.1) to expand the definition of Restricted Zone to include semi-detached lots. Semi-detached lots are now entitled to have multiplexes.

It is recommended that the Township amend Zoning Bylaw No. 2500, Section 409 Residential Compact Lot Zone R-CL(SD) by June 30, 2026 to comply with new provincial requirements.

Section 464(4) of the LGA prohibits local governments to hold a public hearing on a zoning bylaw proposed for the purpose of complying with Section 481.3 of the LGA. To meet the provincial deadline of June 30, 2026, final reading of proposed Bylaw No. 6233 at the Regular Meeting of June 29, 2026 is required.

PURPOSE:

To recommend proposed amendments to Residential Compact Lot Zone R-CL(SD) to permit a form of small-scale multi-unit housing (SSMUH) development.

BACKGROUND/HISTORY:

In 2023, the provincial government introduced legislative changes to:

1) define a Restricted Zone as zoning used to limit development to very few residential units such as single-family homes
2) enable SSMUH that offers housing options that are ground-oriented and compatible in scale and form within established single family neighbourhoods

On December 15, 2025, the *Local Government Act* (LGA) was amended via Bill 25 (2025) by adding Section 481.3(5.1) to expand the definition of Restricted Zone to include semi-detached lots.

DISCUSSION/ANALYSIS:

To comply with the legislative changes in 2023, the Township amended Zoning Bylaw No. 2500 on November 18, 2024 to permit SSMUH in most residential zones existing in Section 300 (Suburban Residential Zones) and Section 400 (Residential Zones). However, zones that were not amended to include SSMUH consisted of Suburban Residential-2 (SR-2) Zone due to minimum SR-2 lot size being an area greater than the maximum area prescribed in Section 481.4(e) of the LGA and the Residential Compact Lot Zones R-CL(RH) - Rowhouse, R-CL(MH) - Manorhome and R-CL(SD) - Semi-Detached Dwelling, that represented attached multi-unit forms of development.

Per Bill 25 (2025), the definition of Restricted Zone became more comprehensive, particularly in respect to duplex development. New Section 481.3(5.1)(e) of the LGA specifies duplexes “on the same parcel or parcels of land”. Given the amended definition of “duplex” and based on legal review, it is recommended that the R-CL(SD) Zone be amended to allow for a form of SSMUH development.

The Township has a total of 470 lots that are zoned R-CL(SD), or 235 pairs of semi-detached dwellings on individual fee-simple lots. These lots are located within the Willoughby Community Plan area. On July 21, 2025, Council adopted Bylaw No. 6147 which allows secondary suites in semi-detached dwellings. The R-CL(SD) Zone has a minimum lot size of 201 - 254 m^2. Section 481.3(4) of the LGA requires the Township to allow three units on each Restricted Zone lot that is equal to or less than 280 m^2 in area and four units on each Restricted Zone lot that is more than 280 m^2 in area.

The proposed amendments to the R-CL(SD) Zone would provide all 470 R-CL(SD) zoned lots with the opportunity to consider development with three dwelling units per lot (the principal unit plus a secondary suite and an accessory dwelling unit) for lots that are 280 m^2 or smaller, and four units (the principal unit plus a secondary suite and two accessory dwelling unit) for lots that are larger than 280 m^2. Based on analysis, 50 of the 470 R-CL(SD) lots may be greater than 280 m^2, with lot areas up to about 375 m^2; approximately half of these are not yet built out.

Full uptake of these provisions for all R-CL(SD) lots would result in a total of approximately 990 dwelling units. However, it is unlikely existing R-CL(SD) dwellings will be redeveloped to include additional units for the following reasons: (1) most of the existing semi-detached R-CL(SD) dwellings were constructed within the past ten years and these buildings have a significant

remaining lifespan; (2) most R-CL(SD) lots are subject to Section 219 Restrictive Covenants prohibiting conversion of garages into habitable space and modification of the dwelling unit to accommodate a secondary suite.

Semi-detached dwellings are not subject to the Form and Character Guidelines for Small-Scale Multi-Unit Housing. In Willoughby, where all existing R-CL(SD) is located, semi-detached dwellings will continue to be subject to the residential form and character guidelines for multiple unit housing. However, other community plans have designations for semi-detached dwellings without associated form and character guidelines.

Considering the high lot coverage allowable under R-CL(SD) (55%), for future applications that propose rezoning to R-CL(SD), lot sizes will not be permitted to exceed 280 m^2. For larger lots, the use of zones such as R-CL(A) or R-CL(B) will be more appropriate. These zones are established to regulate lots sizes greater than 266 m^2 with a more moderate lot coverage (35-50%), include specific provisions for small-scale multi-unit housing development, allow strata titling, and also are subject to the Form and Character Guidelines for Small-Scale Multi-Unit Housing.

Section 464(4) of the LGA states that a “local government must not hold a public hearing on a zoning bylaw proposed for the sole purpose of complying with section 481.3”. The amendment of the R-CL(SD) Zone is to comply with Section 481.3 of the LGA.

A redline version of the R-CL(SD) zone is included as Attachment A.

Respectfully submitted,

James Pernu
SENIOR PLANNER
for
COMMUNITY AND POLICY PLANNING DIVISION

Ava Reeve
PLANNER II
for
COMMUNITY AND POLICY PLANNING DIVISION

ATTACHMENT A Redline Version of Portions of Zoning Bylaw for Amendment

#4976 12/02/13

409 RESIDENTIAL COMPACT LOT ZONE R-CL(SD)

Uses Permitted

409.1 In the R-CL(SD) Zone only the following *uses* are permitted and all other *uses* are prohibited:

1) accessory detached garage
2) *accessory home occupations* subject to Section 104.3
3) *semi-detached dwellings*
4) one (1) *accessory dwelling unit* on each *lot*, located above an accessory detached garage
5) a second *accessory dwelling unit* attached to the first, where the *lot area* is greater than 280m^2

Maximum Density

#6147 21/07/25

409.2

1) Notwithstanding sub-section 409.9, the maximum density of a development shall comply with the density provisions outlined in a Community or Neighbourhood Plan as applicable.
2) The maximum number of *dwelling units* on a *lot* with a *lot area* of 280m^2 or less is three (3). The maximum number of *dwelling units* on a *lot* with a *lot area* greater than 280m^2 is four (4).

Definitions

409.3 For the purposes of Section 409 the following definitions shall apply:

1) Interior *lot* means a *lot* other than a *corner lot*.
2) An accessory detached garage means a *building* or *structure* (accessory to a *semi-detached dwelling*) used to store a minimum of one (1) motor *vehicle* provided in accordance with sub-section 409.8.

Lot Coverage

409.4 1) *Buildings* and *structures* shall not cover more than 55% of the *lot area*. Covered verandahs, porches, patios and entranceways located in the front and flanking yards shall not be included for the purpose of calculating *lot coverage*.

Siting of Buildings and Structures

409.5 Except as provided for in Section 104.4, 104.15 and 105.1 2) *buildings* and *structures* shall be sited in accordance with the following minimum setbacks:

Buildings* and *structures	**Minimum *front lot line* setback**	**Minimum *rear lot line* setback**	**Minimum *side lot line* setback**	**Minimum *side lot line* setback (abutting a *street*, or *lane*)**
Semi-detached dwellings	2.5m (2) (6)	13.0m (2) (3) (average)	0.0m (5)	*Street*-2.5m *Lane*-1.2m (2) (3) (6)
Accessory detached garage or *accessory dwelling unit*	N/A (1)	0.6m (2) (3)	0.0m (4)	*Street*-2.5m *Lane*-1.5m (2) (3)

(1) Accessory ~~detached garages~~ *buildings* and *structures* are not permitted within the front yard.

(2) Notwithstanding Sections 104.4 4) and 111.6 2), on a *corner lot*, no part of any *building*, *structure* or fence greater than 1.0m in *height* shall project into the triangular area created by a line joining two points:
a) 6.0m from the projected *lot line*s abutting a local *street* and/or *lane*; and
b) 7.5m from the projected *lot line*s abutting an arterial and/or collector *street*.

(3) ~~An accessory detached garage is not~~ No accessory detached garage, *accessory dwelling* unit, or parking space is permitted within 6.0m of the *semi-detached dwelling* (except for ~~a~~ any 1m^2 landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6m above grade, and as provided for in Section 104.4).

(4) The side yard setback of an accessory detached garage shall be increased to a minimum of 2.9m on the opposite side of the *lot*.

(5) The side yard setback of a *semi-detached dwelling* and any *accessory dwelling unit* shall be increased to a minimum of 1.2m on the opposite side of the *lot*.

(6) Where access stairs, porches, verandahs and balconies project beyond the front or flanking façade of a *building*, the minimum required setback may be reduced to 1.5m, providing that such reduction shall apply only to the projecting feature.

Buildings and Structures Provisions

409.6 1) External entrance stairs to the *basement* are permitted from the rear elevation only.

2) The kitchen, living room and dining areas of principal *dwelling units* shall be located on the first *storey*.

3) *Accessory buildings* ~~-~~and *structures* are not permitted, except the accessory detached garage and any associated *accessory dwelling unit*.

4) Each *semi-detached dwelling* shall be simultaneously designed, *building* permits issued and constructed by the same builder utilizing a party wall agreement.

5) The accessory detached garage shall be constructed in conjunction with the *semi-detached dwelling*.

6) Hoop, arch or similar type *building*s having a semicircular or similar roof design primarily curving downwards to form walls, or any frame type *building* covered or partially covered by tarpaulin or other fabric like material, are not permitted.

7) Any *accessory dwelling unit* shall be simultaneously designed, *building* permits issued and constructed by the same builder utilizing a party wall agreement, with an *accessory dwelling unit* on the other fee simple *lot* associated with the *semi-detached dwelling*.

Height of Buildings and Structures

409.7 Except as provided in Section 104.5

1) The *height* of a *semi-detached dwelling* shall not exceed the lesser of 9.0m or ~~2.5~~ 3 *storeys*~~, whichever is the lesser~~. The maximum *gross floor area* of any third *storey* is 50% of the *gross floor area* of the first *storey*.

2) The surface of the first floor shall not be more than 0.8m above the average *lot* grade at any *building* elevation facing a *street*, except where the average slope of the *lot* is 5% or more, a maximum of 80% of a permitted in-ground *basement* elevation (including attached garages) facing a *street* or a *lane* may be exposed, or a walkout *basement* elevation at the rear of the dwelling may be fully exposed.

3) The *height* of an accessory detached garage without an *accessory dwelling unit* shall not exceed 3.75m. The *height* of an accessory detached garage with an *accessory dwelling unit* shall not exceed 6.75m.

Parking

#6147 21/07/25 409.8 Parking shall be provided in accordance with Section 107 except as follows:

1) Parking spaces shall be accessed from a *lane*.
2) A minimum of one (1) of the required spaces shall be located within a fully enclosed garage. The space shall have a minimum interior depth of 6.1m and minimum interior width of 2.9m. No landings and no more than two (2) stairs shall encroach into this required minimum parking area.
3) One (1) additional space shall be provided per five (5) principal *dwelling units* to be designated as a visitor parking space. This requirement may be satisfied by the provision of off-site spaces in locations other than on-street parallel parking, to the acceptance of the Township.
4) No part of a parking space shall project in the triangular area created by a line joining two points measured at 2.5m from the projected *lot line*s abutting a *street* and/or a *lane*.
5) Each outdoor parking space shall be a minimum of 5.8m deep and 2.9m wide and shall not be *tandem parking*.
6) Section 107.3(a)(vii) notwithstanding, a *semi-detached dwelling* with two (2) *accessory dwelling units* must provide a total of four (4) parking spaces.

Subdivision Requirements

409.9 All *lots* created by *subdivision* shall comply with Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended and the following:

	Minimum *Lot Area*	**Maximum *Lot Area***	**Minimum *Lot Frontage***	**Minimum *Lot Depth***
Interior *Lot* (1)	201m^2	280m^2	7.2m (2)	28m
Corner Lot (1)	254m^2	280m^2	9.1m	28m

(1) Notwithstanding the minimum *lot area* requirements, the maximum density provisions of Section 409.2 shall apply.

(2) A minimum *lot frontage* of 7.6m is required where part of a visitor parking space is provided on the *lot*.

Landscaping, Screening and Fencing

409.10 1) Landscaping areas, landscaping screens and fencing shall comply with Section 111 and with the provisions of a Development Permit.
2) For an interior *lot*, fencing shall not extend towards the front yard measured from the corner of the rear *building* elevation.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (SSMUH IN R-CL(SD) ZONE) BYLAW NO. 6233

EXPLANATORY NOTE

Bylaw No. 6233 amends the Township of Langley Zoning Bylaw 1987 No. 2500 to allow three or four units on lots zoned R-CL(SD) in response to changes to the *Local Government Act* that expand the definition of Restricted Zones per Bill 25.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (SSMUH IN R-CL(SD) ZONE) BYLAW NO. 6233

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 (SSMUH in R-CL(SD) Zone) Bylaw No. 6233".

2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by amending Part 409 – RESIDENTIAL COMPACT LOT ZONE R-CL(SD) by:

   a. Adding Subsections 409.1 (4) and (5) as follows:
      "4) one (1) *accessory dwelling unit* on each *lot*, located above an accessory detached garage
      5) a second *accessory dwelling unit* attached to the first, where the *lot area* is greater than 280m^2"

   b. Adding Subsection 409.2 (2) as follows:
      "2) The maximum number of *dwelling units* on a *lot* with a *lot area* of 280m^2 or less is three (3). The maximum number of *dwelling units* on a *lot* with a *lot area* greater than 280m^2 is four (4)."

   c. Replacing, under Section 409.5:
      i. The words, "Accessory detached garage", with the words, "Accessory detached garage or *accessory dwelling unit*", in the "*Buildings* and *structures*" column of the table.
      ii. Footnote (1) with the following:
      "(1) Accessory *buildings* and *structures* are not permitted within the front yard."
      iii. Footnote (3) with the following:
      "(3) No accessory detached garage, *accessory dwelling unit*, or parking space is permitted within 6.0m of the *semi-detached dwelling* (except for any 1m^2 landing and associated stairs, uncovered porches, patios and decks having a maximum *height* of 0.6m above grade, and as provided for in Section 104.4)."
      iv. Footnote (5) with the following:
      "(5) The side yard setback of a *semi-detached dwelling* and any *accessory dwelling unit* shall be increased to a minimum of 1.2m on the opposite side of the *lot*."

   d. Replacing under Section 409.6:
      i. Subsection (2) with the following:

"2) The kitchen, living room and dining areas of principal *dwelling units* shall be located on the first *storey*."

ii. Subsection (3) with the following:
"3) *Accessory buildings* and *structures* are not permitted, except the accessory detached garage and any associated *accessory dwelling unit*."

iii. The word *"building",* with the word *"buildings"* under Subsection (6).

e. Adding Subsection 409.6 (7) as follows:
"7) Any *accessory dwelling unit* shall be simultaneously designed, *building* permits issued and constructed by the same builder utilizing a party wall agreement, with an *accessory dwelling unit* on the other fee simple *lot* associated with the *semi-detached dwelling*."

f. Replacing, under Section 409.7:
i. Subsection (1) with the following:
"The *height* of a *semi-detached dwelling* shall not exceed the lesser of 9.0m or 3 *storeys*. The maximum *gross floor area* of any third *storey* is 50% of the *gross floor area* of the first *storey*."

ii. Subsection (3) with the following:
"The *height* of an accessory detached garage without an *accessory dwelling unit* shall not exceed 3.75m. The *height* of an accessory detached garage with an *accessory dwelling unit* shall not exceed 6.75m."

g. Replacing the word, "units", with the words, "principal *dwelling units*", under Subsection 409.8 (3).

h. Adding Subsection 409.8 (6) as follows:
"6) Section 107.3(a)(vii) notwithstanding, a *semi-detached dwelling* with two (2) *accessory dwelling units* must provide a total of four (4) parking spaces."

i. Replacing the table under Section 409.9 with the following:

	Minimum *Lot Area*	**Maximum *Lot Area***	**Minimum *Lot Frontage***	**Minimum *Lot Depth***
Interior *Lot* (1)	201m^2	280m^2	7.2m (2)	28m
Corner Lot (1)	254m^2	280m^2	9.1m	28m

NOTICE WAS ADVERTISED the	22	day of	June	, 2026
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

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 – REGULAR MEETING	**REPORT:**	26-82
FROM:	PERMITS, LICENCES AND INSPECTIONS DIVISION	**FILE:**	3900-25
SUBJECT:	METRO WEST INTER-MUNICIPAL BUSINESS LICENCE BYLAW AND METRO WEST INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW		

RECOMMENDATION(S):

That Council give first, second and third reading to the Inter-Municipal Business Licence (Metro West) Bylaw No. 6236 and authorize staff to schedule the required public input opportunity, pursuant to applicable regulations.

That Council give first, second and third reading to Inter-Municipal Business Licence Agreement Bylaw No. 6237.

EXECUTIVE SUMMARY:

At its December 2, 2024, Regular Meeting, Council directed staff to initiate inclusion within the Metro West Inter-Municipal Business Licence program and report to Council with the new applicable bylaws for the Township of Langley to operate within the Metro West IMBL program.

The report recommends adding the Township of Langley as a partner to the Metro West Inter-Municipal Business Licence (IMBL) program. The IMBL is a single licence that allows eligible businesses—construction, building repair and maintenance, and in-home health care professionals and services—to operate in seven municipalities: City of Burnaby, City of Delta, Township of Langley, City of New Westminster, City of Richmond, City of Surrey, and City of Vancouver. This would create additional opportunities for current IMBL holders, reduce administrative burden and costs associated with obtaining separate licences for Metro West communities, and provide an attractive option for businesses currently purchasing individual licences in Metro West municipalities and the Township of Langley.

Inclusion in the Metro West IMBL program requires approval from all participating municipalities. Each municipality will bring forward corresponding bylaw amendments to Council in 2026. If approved by all partners, the Township's inclusion in the Metro West IMBL program will begin January 1, 2027.

PURPOSE:

The purpose of this report is to seek Council's approval to include adding the Township of Langley as a partner to the Metro West Inter-Municipal Business Licence (IMBL) program through the adoption of bylaws 6236 and 6237.

BACKGROUND/HISTORY:

Inter-municipal business licences (IMBLs) support local and regional economies. They reduce administrative and cost burdens by allowing eligible businesses to operate in multiple municipalities with the purchase of a single licence. The terms and conditions of an IMBL, including the fee and licence administration, are set out in a set of common bylaws enacted by each participating municipality. Across BC there are 17 IMBL partnerships between 104 municipalities. Consumers can benefit from increased choice as businesses expand services across participating municipalities. The IMBL is issued as a supplementary licence to a valid business licence held in a business's home municipality.

The Township of Langley currently participates in the Fraser Valley IMBL agreement, which was originally launched as a pilot project in 2012/2013 and has since expanded. The program applies to businesses in the construction and trade industries, as well as in-home health care professionals and service providers operating in participating Fraser Valley municipalities.

The Metro West IMBL also launched as a pilot project in 2013, allowing businesses in the construction industry to operate in Vancouver, Burnaby, Delta, New Westminster, Richmond, and Surrey under a single (IMBL) licence. In 2015 the Metro West IMBL was made permanent and extended to businesses that repair, inspect and maintain land and buildings (for example arborists, building inspectors and janitors). The Metro West IMBL was further amended in 2024 to include health care professionals and services providing in-home care.

The IMBL is issued as a supplementary licence to a valid business licence held in a business's home municipality. For an additional $300 fee businesses may purchase the IMBL through their home municipality, allowing them to operate in other participating Metro West communities under the same licensing framework. Each participating municipality retains 90% of IMBL revenue and distributes the remaining 10% evenly among partners.

DISCUSSION/ANALYSIS:

Business licence data show that over 150 businesses are currently purchasing separate business licences in another Metro West municipality, and in the Township of Langley. The proposed Metro West IMBL expansion would simplify licensing for those businesses by reducing administrative burdens and could reduce annual licensing costs. In addition, the businesses would gain access to all Metro West partner municipalities.

The proposed Metro West IMBL expansion would benefit existing IMBL holders as well. They could expand operations or test a new customer base in partner municipalities without having to take out a new, separate licence.

The Metro West IMBL is popular with businesses. City of Vancouver data analysis shows that in 2025 the six current partner municipalities issued a total of 7,509 IMBLs between them. If approved, The Township of Langley's inclusion will reduce administrative and cost burdens for businesses providing construction, building repair and maintenance, and in-home health care across multiple municipalities.

Staff in all participating municipalities including the Township of Langley will be bringing the proposed bylaws to their Councils for approval in 2026. If the municipal Council of a participating municipality does not approve the recommendations, that municipality will not be considered a participating municipality and the IMBL will be effective among the other participating municipalities.

Respectfully submitted,

Roberto Cesaretti
DIRECTOR, PERMITS, LICENCES & INSPECTIONS
for
PERMIT, LICENCE & INSPECTION DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE (METRO WEST) BYLAW NO. 6236

EXPLANATORY NOTE

Bylaw No. 6236 is a bylaw enabling the Township of Langley to participate in an Inter-municipal Business Licence scheme pursuant to Section 14 of the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE (METRO WEST) BYLAW NO. 6236

WHEREAS the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (hereinafter the "Participating Municipalities") wish to permit certain categories of *Business*es to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal *Business* licence in each jurisdiction;

AND WHEREAS each of the undersigned local governments (herein called singularly the *Participating Municipality* or as a group the "*Participating Municipalities*") has adopted this Bylaw;

NOW THEREFORE, the Municipal Council of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. There is hereby established an *Inter-municipal Business Licence* scheme among the *Participating Municipalities*, pursuant to section 14 of the Community Charter and section 192.1 of the Vancouver Charter.

2. In this bylaw:

   "*Business*" has the meaning in the Community Charter;

   "*Community Charter*" means the Community Charter, S.B.C. 2003, c.26;

   "*Inter-municipal Business*" means any of the following *Business*es that provide services outside of their *Principal Municipality*:

   a) a trades contractor or other professional related to the construction industry;

   b) a contractor who performs maintenance, repair and/or inspections of land and buildings; and

   c) a health care professional or a health care service provider who provides services by visiting clients in their homes;

   "*Inter-municipal Business Licence*" means a *Business* licence that authorizes an Inter-municipal *Business* to be carried on within the jurisdictional boundaries of any or all of the *Participating Municipalities*;

   "*Municipal Business Licence*" means a licence or permit, other than an *Inter-municipal Business Licence*, issued by a *Participating Municipality*, that authorizes a *Business* to be carried on within the jurisdictional boundaries of that *Participating Municipality*;

   "*Participating Municipality*" means any one of the Participating Municipalities;

   "*Person*" has the meaning in the Interpretation Act, R S.B.C. 1996, c. 238;

"*Premises*" means one or more fixed or permanent locations where the *Person* ordinarily carries on *Business*;

"*Principal Municipality*" means the *Participating Municipality* where a *Business* is located or has a *Premises*; and

"*Vancouver Charte*r" means the Vancouver Charter, S.B.C. 1953, c.55.

3. Subject to the provisions of this bylaw, the *Participating Municipalities* will permit a *Person* who has obtained an *Inter-municipal Business Licence* to carry on *Business* within any *Participating Municipality* for the term authorized by the *Inter-municipal Business Licence* without obtaining a *Municipal Business Licence* in the other *Participating Municipalities*.

4. A *Principal Municipality* may issue an *Inter-municipal Business Licence* to an applicant if the applicant is an Inter-municipal *Business* and meets the requirements of this bylaw, in addition to the requirements of the *Principal Municipality's* Bylaw that applies to a *Municipal Business Licence*.

5. Notwithstanding that a Person may hold an *Inter-municipal Business Licence* that would make it unnecessary to obtain a *Municipal Business Licence* in other *Participating Municipalities*, the *Person* must still comply with all other regulations of any Municipal *Business* Licence Bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the *Person* carries on *Business*.

6. An *Inter-municipal Business Licence* must be issued by the *Participating Municipality* in which the applicant maintains Premises.

7. The *Participating Municipalities* will require that the holder of an *Inter-municipal Business Licence* also obtain a *Municipal Business Licence* for *Premises* that are maintained by the licence holder within the jurisdiction of the Participating Municipality.

8. The *Inter-municipal Business Licence* fee is $300 and is payable to the *Principal Municipality*.

9. The *Inter-municipal Business Licence* fee is separate from and in addition to any Municipal *Business* Licence fee that may be required by a Participating Municipality.

10. Despite the provisions of section 11, the *Inter-municipal Business Licence* fee will not be pro-rated.

11. The term of an *Inter-municipal Business Licence* is twelve (12) months, except that, at the option of a *Principal Municipality*, the term of the initial *Inter-municipal Business Licence* issued to an Inter-municipal *Business* in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the *Inter-municipal Business Licence* with the expiry date of the Municipal *Business* Licence*.*

12. An *Inter-municipal Business Licence* will be valid within the jurisdictional boundaries of all of the *Participating Municipalities* until its term expires, unless the *Inter-*

municipal Business Licence is suspended or cancelled or a *Participating Municipality* withdraws from the inter-municipal licensing scheme in accordance with this bylaw.

13. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and suspend an *Inter-municipal Business Licence* in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to suspend a Business licence under the *Community Charter* or *Vancouver Charter* or under the Business licence bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the licence holder to carry on the *Business* authorized by the *Inter-municipal Business Licence* in any *Participating Municipality* for the period of the suspension.

14. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and cancel an *Inter-municipal Business Licence* in relation to conduct by the licence holder within the *Participating Municipality* which would give rise to the power to cancel *a Business* licence under the *Community Charter* or *Vancouver Charte*r or under the Business licence bylaw of the *Participating Municipality*. The cancellation will be in effect throughout all of the *Participating Municipalities*.

15. The cancellation of an *Inter-municipal Business Licence* under section 14 will not affect the authority of a *Participating Municipality* to issue a Business licence, other than an *Inter-municipal Business Licence*, to the holder of the cancelled *Inter-municipal Business Licence*.

16. Nothing in this bylaw affects the authority of a *Participating Municipality* to suspend or cancel any Business licence issued by that municipality or to enact regulations in respect of any category of *Business* under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.

17. A *Participating Municipality* may, by notice in writing to each of the other Participating Municipalities, withdraw from the inter-municipal *Business* licensing scheme and the notice must:

    (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of *Inter-municipal Business Licence*s, which date must be at least six months from the date of the notice; and

    (b) include a certified copy of the Council resolution or bylaw authorizing the municipality's withdrawal from the *Inter-municipal Business Licence* scheme.

18. The invalidity or unenforceability of any provision of this bylaw shall not affect the validity or enforceability of any other provisions of this bylaw and any such invalid or unenforceable provision shall be deemed to be severable.

19. Despite any other provision of this bylaw, an *Inter-municipal Business Licence* granted in accordance with this Bylaw does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities.*

20. A Business licence granted under any other *Inter-municipal Business Licence* scheme is deemed not to exist for the purposes of this bylaw, even if a *Participating Municipality* is a participating member of the other *Inter-municipal Business Licence* scheme.

21. The name of this bylaw, for citation, is the "*Inter-municipal Business Licence* Bylaw (Metro West)".

22. A decision by a court that any part of this bylaw is illegal, void, or unenforceable severs that part from this bylaw, and is not to affect the balance of this bylaw.

23. This bylaw is to come into force and take effect on January 1, 2027.

NOTICE WAS ADVERTISED the	day of	, 2026
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

INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 6237

EXPLANATORY NOTE

Bylaw No. 6237 is a bylaw to enter into an agreement among the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (the "Participating Municipalities") regarding an Inter-municipal Business Licence Scheme.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT BYLAW NO. 6237

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

This Bylaw may be cited for all purposes as "Inter-municipal Business Licence Agreement Bylaw No. 6237".

WHEREAS the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (hereinafter the "*Participating Municipalities*") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley agree as follows:

1. The *Participating Municipalities* agree to establish an inter-municipal business licence scheme among the Participating Municipalities, pursuant to section 14 of the Community Charter and section 192.1 of the Vancouver Charter.

2. The Participating Municipalities will request their respective municipal Councils to each ratify this Agreement and enact a bylaw to implement an inter-municipal business licence scheme effective January 1, 2027.

3. In this Agreement:

   "*Business*" has the meaning in the Community Charter;

   "*Community Charter*" means the Community Charter, S.B.C. 2003, c.26;

   "*Inter-municipal Business*" means any of the following businesses that provide services outside of their Principal Municipality:

   (a) a trades contractor or other professional related to the construction industry;

   (b) a contractor who performs maintenance, repair and/or inspections of land and buildings; and

   (c) a health care professional or a health care service provider who provides services by visiting clients in their homes;

   "*Inter-municipal Business Licence*" means a business licence which authorizes an Inter-municipal Business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities;

"*Inter-municipal Business Licence Bylaw*" means the bylaw adopted by the Council of each
Participating Municipality to implement the inter-municipal business licence scheme contemplated by this Agreement;

"*Municipal Business Licence*" means a licence or permit, other than an Inter-municipal Business Licence, issued by a Participating Municipality that authorizes a Business to be carried on within the jurisdictional boundaries of that Participating Municipality;

"*Participating Municipality*" means any one of the "Participating Municipalities";

"*Person*" has the meaning in the Interpretation Act, R.S.B.C. 1996, c. 238;

"*Premises*" means one or more fixed or permanent locations where the Person ordinarily carries on Business;

"*Principal Municipality*" means the Participating Municipality where a Business is located or has Premises; and

"*Vancouver Charter*" means the Vancouver Charter, S. B.C. 1953, c.55

4. Subject to the provisions of the Inter-municipal Business Licence Bylaw, the *Participating Municipalities* will permit a *Person* who has obtained an Inter-municipal Business Licence to carry on Business within any *Participating Municipality* for the term authorized by the Inter-municipal Business Licence without obtaining a *Municipal Business Licence* in the other *Participating Municipalities*.

5. A *Principal Municipality* may issue an Inter-municipal Business Licence to an applicant if the applicant is an Inter-municipal Business and meets the requirements of the Inter-municipal Business Licence Bylaw, in addition to the requirements of the Principal Municipality's bylaw that applies to a Municipal Business Licence.

6. Notwithstanding that a *Person* may hold an Inter-municipal Business Licence that would make it unnecessary to obtain a *Municipal Business Licence* in other *Participating Municipalities*, the *Person* must still comply with all other regulations of any municipal business licence bylaw or regulation in addition to any other bylaws that may apply within any jurisdiction in which the *Person* carries on *Business*.

7. An Inter-municipal Business Licence must be issued by the *Participating Municipality* in which the applicant maintains *Premises*.

8. The *Participating Municipalities* will require that the holder of an Inter-municipal Business Licence also obtain a *Municipal Business Licence* for *Premises* that are maintained by the licence holder within the jurisdiction of a *Participating Municipality*.

9. The Inter-municipal Business Licence fee is $300 and is payable to the *Principal Municipality*.

10. The Inter-municipal Business Licence fee is separate from and in addition to any *Municipal Business Licence* fee that may be required by a *Participating Municipality*.

11. Despite section 15, the Inter-municipal Business Licence fee will not be pro-rated.

12. The *Participating Municipalities* will *distribute* revenue generated from Inter-municipal Business Licence fees amongst all *Participating* Municipalities based on the *Principal Municipality* retaining 90% of the Inter-municipal Business Licence fee and the remaining 10% distributed equally to the remaining *Participating Municipalities*.

13. The *Participating Municipalities* will review the Inter-municipal business licence scheme and the revenue sharing formula established by this Agreement from time to time and may alter the formula in section 12 by written agreement of all *Participating Municipalities*.

14. The revenue generated from Inter-municipal Business Licence fees collected from January 1 to December 31 inclusive that is to be distributed to other *Participating Municipalities*, in accordance with section 12, will be distributed by February 28 of the year following the year in which fees were collected. The *Participating Municipalities* will designate one municipality, which may change from time to time, to calculate and distribute the revenue generated from Inter-municipal Business Licence fees.

15. The length of term of an Inter-municipal Business Licence is twelve (12) months, except that, at the option of a *Principal Municipality*, the length of term of the initial Inter-municipal Business Licence issued to an Inter-municipal Business in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the Inter-municipal Business Licence with the expiry date of the *Municipal Business Licence*.

16. An Inter-municipal Business Licence will be valid within the jurisdictional boundaries of all of the *Participating Municipalities* until its term expires, unless the Inter-municipal Business Licence is suspended or cancelled or a *Participating Municipality withdraws* from the inter-municipal business licence scheme among the *Participating* Municipalities in accordance with the Inter-municipal Business Licence Bylaw.

17. Each *Participating Municipality* will share a database of Inter-municipal Business Licences, which will be available for the use of all *Participating Municipalities*.

18. Each *Participating Municipality* which issues an Inter-municipal Business Licence will promptly update the shared database after the issuance of that licence.

19. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and suspend an Inter-municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the *Community Charter* or *Vancouver Charter* or under the business licence bylaw of the *Participating Municipality*. The suspension will be in effect throughout all of the *Participating Municipalities* and it will be unlawful for the holder to carry on the Business authorized by the
Inter-municipal Business Licence in any *Participating Municipality* for the period of the suspension.

20. A *Participating Municipality* may exercise the authority of the *Principal Municipality* and cancel an Inter-municipal Business Licence in relation to conduct by the holder within the *Participating Municipality* which would give rise to the power to cancel a business licence under the *Community Charter* or *Vancouver Charter* or the business licence bylaw of the

Participating Municipality. The cancellation will be in effect throughout all of the *Participating Municipalities*.

21. The cancellation of an Inter-municipal Business Licence under section 20 will not affect the authority of a Participating Municipality to issue a business licence, other than an Inter-municipal *Business Licence*, to the holder of the cancelled Inter-municipal Business Licence.

22. Nothing in this Agreement affects the authority of a *Participating Municipality* to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the *Community Charter* or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.

23. A *Participating Municipality* may, by notice in writing to each of the other *Participating Municipalities*, withdraw from the inter-municipal business licence scheme among the *Participating Municipalities*, and the notice must:

    a. set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of Inter-municipal Business Licences, which date must be at least six months from the date of the notice; and

    b. include a certified copy of the municipal Council resolution or bylaw authorizing the municipality's withdrawal from the Inter-municipal Business Licence scheme.

24. Prior to the effective date of a withdrawal under section 23 of this Agreement, the remaining *Participating Municipalities* will review and enter into an agreement to amend the revenue distribution formula set out in section 12 of this Agreement.

25. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Council of the *Participating Municipalities*. Further, nothing contained or implied in this Agreement shall prejudice or affect the *Participating Municipalities'* rights, powers, duties or obligation in the exercise of its functions pursuant to the *Community Charter*, *Vancouver Charter*, or the Local Government Act, as amended or replaced from time to time, or act to fetter or otherwise affect the *Participating Municipalities'* discretion, and the rights, powers, duties and obligations under all public and private statutes, bylaws, orders and regulations, which may be, if each Participating Municipality so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the *Participating Municipalities*.

26. Despite any other provision of this Agreement, an Inter-municipal Business Licence granted in accordance with the Inter-municipal Business Licence Bylaw does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the *Participating Municipalities*. Furthermore, a business licence granted under any other inter-municipal business licence scheme is deemed not to exist for the purposes of this Agreement even if a *Participating Municipality* is a participating member of the other inter-municipal business licence scheme.

27. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the *Participating Municipalities* are not signatories to the original or the same counterpart.

28. This Agreement replaces and supersedes the Inter-municipal Business Licence Agreement entered into by the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver in 2024.

29. In the event that the municipal Council of a *Participating Municipality* does not ratify this Agreement, then that municipality will not be considered a *Participating Municipality* for the purposes of this Agreement, and the terms and conditions of this Agreement shall be effective as among the other *Participating Municipalities*.

30. Signed and delivered on behalf of the *Participating Municipalities*, the Councils of each of which has, by Bylaw, ratified this agreement and authorized their signatories to sign on behalf of the respective Councils, on the dates indicated below.

NOTICE WAS ADVERTISED the	day of	, 2026
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

SIGNED AND DELIVERED on behalf of the *Participating Municipalities*, the Councils of each of which has, by bylaw, ratified this Agreement and authorized their signatories to sign on behalf of the respective Councils, on the dates indicated below.

THE CITY OF BURNABY

_____
Name/Title

_____
Signature

_____
Date

THE CITY OF DELTA

_____
Name/Title

_____
Signature

_____
Date

THE CITY OF NEW WESTMINSTER

_____
Name/Title

_____
Signature

_____
Date

THE CITY OF RICHMOND

_____
Name/Title

_____
Signature

_____
Date

THE CITY OF SURREY

_____
Name/Title

_____
Signature

_____
Date

THE CITY OF VANCOUVER

_____
Name/Title

_____
Signature

_____
Date

THE TOWNSHIP OF LANGLEY

_____
Name/Title

_____
Signature

_____
Date

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 29, 2026 - REGULAR MEETING	**REPORT:**	26-78
FROM:	FINANCE DIVISION	**FILE:**	1970-04-001
SUBJECT:	2027 PERMISSIVE TAX EXEMPTIONS		

RECOMMENDATION:

That Council give first, second and third reading to Permissive Tax Exemption Bylaw No. 6058 Amendment Bylaw No 6245.

DISCUSSION:

Through permissive exemptions from property taxes, Council supports organizations that provide services that fulfill some basic need, improve the life of Langley residents, and are compatible with or are complementary to services offered by the Township. In 2024, Council adopted Permissive Tax Exemption Bylaw No. 6058.

Staff review the properties annually through an application process to ensure the properties meet the requirements of Council Policy No. 03-837, the *Community Charter*, and Township bylaws. Properties that no longer meet the requirements for the permissive tax exemption will be removed by amending the bylaw, and similarly, new organizations that meet the requirements will be added.

Council has the option to approve, deny or amend any permissive tax exemption recommendation. Staff recommend all prior year permissive tax exemptions from Attachment A.

Three new applications were received for 2027.

1. Good News Chapel – BC located at 20339 96 Avenue is a new branch of the Good News Chapel – Montreal and expanded to BC where they are servicing Township of Langley residents in worship and spiritual guidance. Staff recommend the following new Place of Worship. The Township estimated exemption is $3,882.

2. Encompass Support Services Society located at 103-20230 64 Avenue. Encompass Support Services Society is a multi-service agency and provide support services to families, youth, children as well as vulnerable populations within the community of Langley. They provide services including but not limited to: Child and Youth Advocacy Centre, Family Mediation, Clinical Counseling, Parent Support and Education, Youth Wellness and Resource Drop In Centres, Youth and Family Outreach Services, Residential Supports and access to Psychiatry and Medical Services. They serve 75% of Township of Langley residents. Staff recommend Encompass Support Services. The Township estimated exemption amount is $2,763.

3. Sources Community Resources Society located at 9142 - 212A Place is a non-profit organization providing a variety of care and programs in communities across British Columbia for those living with disabilities. Residents of this property may not be selected from the Township of Langley. Per their permissive application, their membership is only 5.5% Township of Langley. When considering Township budgetary constraints, staff are not recommending this property to be exempt as this Society is receiving support from other funding agencies. The estimated 2027 property tax loss for the Township is $2,710.

House Keeping items:

The following properties have made changes to their locations or size, resulting in the estimated changes to the value of permissive tax exemptions below.

Places of Worship	Folio	Address	Reason	Estimated
Aldergrove United Church	0610011110	27336 Fraser Highway	Vacated location	$(3,656)
Aldergrove United Church	0758723054	27522 Fraser Highway	Moved to this New Location	$6,378
Riverside Calvary Church	0758016041	20178 96 Ave	Added 2422 Sq feet of space	$290

Not for Profit	Folio	Address	Reason	Estimated
Horse Council BC	0767012091	102-8047 199 St	Moved to this New Location	$3,288
Horse Council BC	0610011110	27336 Fraser Hwy	Vacated this location	$(6,201)
Aldergrove Bank Food	0758723054	27522 Fraser Hwy	Vacated and removed for 2027	$(6,378)

Applicable Policies:

In 2006, Council approved Council Policy No. 03-837 – Permissive Exemptions from Property Taxation. This policy sets out the parameters under which Council will consider applications for permissive exemptions from property taxes from organizations which are eligible for exemptions under the *Community Charter*.

Legislation:

Permissive property tax exemptions are provided under *Community Charter* sections 224, 225 and 226 for non-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints. Any new applications must also be advertised. The new 2027 applications are being advertised the weeks of June 29, 2026, and July 6, 2026.

Financial Implications:

Permissive tax exemptions are an exemption from paying property taxes resulting in additional tax to the remaining taxpayers. The combined property tax exemptions are shown in the tables below.

The table below compares the estimated value of permissive tax exemptions recommended for 2027 with those exemptions granted for 2026.

Value of Permissive Tax Exemptions	**Actuals 2026**	**Estimated 2027 before additions and deletions**
Places of Worship	$864,573	$907,802
Not-For-Profit Organizations	$761,741	$799,828
Heritage properties	$23,756	$24,944
TOTAL	$1,650,070	$1,732,574

The table below provides a summary of the property tax changes and the related values.

Reconciliation of Changes (In estimated 2026 dollars)	Places of Worship	Not-For-Profit / Charitable	Heritage Properties	TOTAL
Estimated 2027 taxes before changes	$907,802	$799,828	$24,944	$1,732,574
Proposed additions	$3,882	$2,763	$0	$6,645
Proposed adjustments	$3,013	-$2,913	$0	$100
Proposed deletions		-$6,378	$0	-$6,378
Estimated Final 2027 taxes after changes	$914,697	$793,300	$24,944	$1,732,941

Respectfully submitted,

KIM KENWARD
for
FINANCE

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

CONCURRENCES	
Division / Department	**Name**
Finance Division	S. Ruff

ATTACHMENT A – PLACES OF WORSHIP, NOT FOR PROFIT AND HERITAGE
ATTACHMENT B – ADVERTISING
ATTACHMENT C – POLICY NO. 03-837

Places of Worship	Address	Folio	PID	Percentage of parcel Exempt
Aldergrove United Church 1958 Square feet	27522 Fraser Highway	0758723054	025-317-717	1958 Square Feet
Apostolic Faith Mission	4035 207 St	0084911119	010-449-981	100%
Apostolic Church of God	24497 Fraser Hwy	0301011116	010-619-402	100%
Brookswood Baptist Church	20581 36 Ave	0063911006	018-242-022	100%
Christ Covenant Church	6866 Glover Rd	0463511119	011-499-621	100%
Christian & Missionary Alliance (Canadian Pacific District)	26291 28 Ave	0281511008	008-028-206	100%
Christian & Missionary Alliance (Canadian Pacific District)	7640 200 St	0145811119	010-734-741	Class 8 - Land Only
Christian Life Assembly	21277 56 Ave	0766825036	028-986-199	100%
Christians' Gospel Society	21587 44 Ave	0768532036	030-223-865	100%
Christians' Gospel Society	22678 48 Ave	0323412008	010-207-295	100%
Christians' Gospel Society	20620 36 Ave	0765830013	028-347-625	100%
Church of Jesus Christ of Latter-Day Saints In Canada	20030 82 Ave	0170912008	007-163-576	100%
Church of Jesus Christ of Latter-Day Saints In Canada	20370 82 Ave	0769713035	031-078-478	Class 8 - Land Only
Congregation of The Assembly of Christians	26580 29 Ave	0590114021	004-922-930	100%
Fort Langley Evangelical Free Church	8870 Glover Rd	0561511110	005-298-393	100%
Good News Chapel - BC	160-170- 20339 96 Ave	0766534047	028-927-419	5696 Square Feet
Harvest Baptist Church	22594 Old Yale Rd	0321313002	013-304-437	Class 8 - ex Code 97 Land Only
Hebron Presbyterian Church	6656 Glover Rd	2475311113	007-315-341	100%
Holy Nativity Antiochian Orthodox Church	4828 216A St	0768811074	030-422-311	100%
Immanuel Lutheran Church	3232 272 St	0617611011	008-903-689	100%
Kalgidhar Darbar Sahib Society Inc	5998 264 St	0633411118	010-767-843	100%
Langley Christian Assembly Society	4775 221 St	0759013042	025-657-828	100%
Langley Immanuel Christ Ref Church	21713 50 Ave	0389611008	015-660-290	100%
Life Tabernacle of Langley	4447 200 St	0076911017	002-868-563	100%
Living Word Fellowship	2623 272 St	0604911007	008-471-037	100%
Mennonite Church BC	20997 40 Ave	0085712000	007-617-895	Class 8 - Land Only
North Langley Community Church	21015 96 Ave	0765829061	028-331-508	Class 8 - Land & Improvement
North Langley Community Church	24687 56 Ave	0412116017	003-894-291	100%
Northwest Langley Baptist Church	20025 91A Ave	0193911118	006-211-151	100%
Parish of St Dunstan	3025 264 St	0281111119	012-265-837	Class 8 - Land Only
Priestly Society of St Pius X	22630 48 Ave	0323511008	004-502-507	100%
Riverside Calvary Church	20178 96 Ave	0758016041	023-983-493	Class 8 - Land & Improvement - 11822 Sq feet
Roman Catholic Archbishop of Vancouver	2827 273 St	0606111000	004-115-813	Class 8 - Land Only
Roman Catholic Archbishop of Vancouver	20675 87 Ave	0758226056	024-292-583	Class 8 - Land Only
Rose of Sharon Baptist Church	26245 28 Ave	0281514005	002-351-030	100%
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	7221 198B St	0137516007	005-382-963	100%
Seventh-Day Adventist Church BC Conference	4057 248 St	0351111003	012-217-956	Class 8 - Land & Improvement
Seventh-Day Adventist Church BC Conference	23589 Old Yale Rd	0334511112	012-241-628	100%
Shepherd of The Valley Lutheran Church	20097 72 Ave	0769321011	030-782-511	100%
Southridge Fellowship Baptist Church	22756 48 Ave	0758819095	025-525-557	Class 8 - Land Only
Synod of The Diocese of New Westminster	9160 Church St	7550311118	002-541-653	100%
The BC Conference of The Mennonite Brethren Churches	20098 22 Ave	0020113002	008-692-831	100%
The Pentecostal Assemblies of Canada - Living Waters Assembly	9095 Glover Rd	0571311111	002-217-902	100%
Trustees Congregation of Canadian Reformed Church of Langley	21804 52 Ave	0760332044	026-440-261	100%
Trustees Free Reformed Church	20757 80 Ave	0767011083	029-110-751	Class 8 - Land Only
Trustees of Aldergrove Congregation of Jehovah'S Witnesses	26640 32 Ave	0765826019	028-267-940	100%
Trustees of Congregation of Canadian Reformed Church	7949 202A St	0146811019	023-340-886	Class 8 - Land Only
Trustees of Murrayville Congregation Jehovah'S Witnesses	21465 Old Yale Rd	0098711111	011-402-806	100%
Trustees of The Congregation of The United Church - Parking Lot	024-816-230	0559411115	024-816-230	100%
Trustees of The Congregation of Langley Presbyterian Church	20867 44 Ave	0090616007	005-614-970	100%
Trustees of The Congregation of The Canadian	2469 267 St	0589714009	008-501-467	Class 8 - Land Only
Trustees of The Congregation of The United Churches of Langley	21562 Old Yale Rd	0758820029	025-552-678	Class 8 - Land Only
Trustees of The Walnut Grove Congregation of Jehovah's Witnesses	20241 68 Ave	0126811011	000-487-015	Class 8 - Land Only
Truth Tabernacle of Greater Vancouver BC	3025 271 St	0599311112	011-352-141	100%
United Churches of Langley	9025 Glover Rd	0559411008	024-158-682	100%
United Churches of Langley - Parking Lot	007-765-452	0098111117	0098111117	100%
Vietnamese Unified Buddhist (Hoa-Nghiem) Congreg	2013 248 St	0257711113	007-005-075	Class 8 - Land Only
The Grove Church	20784 93 Ave	0197221016	017-985-854	100%
Walnut Grove Lutheran Church of Langley BC	20530 88 Ave	0176413009	007-169-213	100%
Willoughby Christian Reformed Church	20525 72 Ave	0141511111	011-109-831	100%
Wind Word Ministries	26460 52 Ave	0627912007	006-581-510	Class 8 - Land Only
Vancouver Hallelujah Community Church	120-20385 64 Ave	0772415067	0772415067	100%

Not for Profit	Address	Folio	PID	Percentage of parcel Exempt
Royal Canadian Legion Aldergrove Branch No. 265	26607 Fraser Hwy	0591711115	011-439-220	100%
Aldergrove Festival Days Society	6795 256 St	0445911112	006-935-087	100%
Aldergrove Old Age Pensioners Society	3015 273 St	0614911113	009-181-792 & 009-181-784	100%
Aldergrove Veterans & Seniors Society	27247 Fraser Hwy	0616611111	011-210-711	100%
Basketball BC	210 - 7888 200 St	0766735062	031-167-993	100%
BC Farm Museum Association	9142 Queen St	0552111006	011-376-694 & 011-376-686	100%
BC Farm Museum Association	9131 King St	0552611118	008-868-964	100%
BC Farm Museum Association	9119 King St	0552511002	008-868-964	100%
Brookswood Senior Citizens No 132	19899 36 Ave	0072011006	012-282-260	100%
Canadian Museum Of Flight	3-5333 216 St	0101612006	000-908-550	100%
Union Gospel Mission	460 216 St	0236811116	005-989-922	100%
City Of Surrey	20575 0 Ave	0006411117	010-445-994	100%
Critter Care Wildlife	481 216 St	0002311117	013-219-073	100%
Encompass Support Services Society	6275 - 203 Street	0768811092	002-236-419	100%
Encompass Support Services Society	103-20230 64 Ave	0115011110	012-657-689	6460 Square feet
Fernridge Community Hall Society	2389 200 St	0026711112	004-455-860	100%
Fribromyalgia Well Spring Foundation	27522 Fraser Hwy	0758723054	025-317-717	30% of the 2540 Square feet
Flip City Gymnastics	#4 20279 97 Ave	0765411038	027-981-568	100%
Flip City Gymnastics	#5 20279 97 Ave	0765411047	027-981-576	100%
Flip City Gymnastics	#6 20279 97 Ave	0765411056	027-981-584	100%
Flip City Gymnastics	#7 20279 97 Ave	0765411065	027-981-592	100%
Fort Langley Community Imp Society	9167 Glover Rd	0571511119	016-194-934	100%
Fort Langley Lions Club	23022 88 Ave	1565311112	011-891-891	100%
Governing Council Of The Salvation Army In Canada	19733 96 Ave	0766113000	028-492-587	Class 6 - 100%
Happy Herd Farm Sanctuary Society	1920 269A St	0589514001	004-548-957	3 Acres of Land Only
Harmsworth Community Association	7170 232 St	0453111114	013-282-786	100%
Horse Council of BC	102-8047 199 St	0767012091	029-133-459	Class 6 - 50% of Land and improvement
Inclusion Langley Society	19669 44 B Ave	0078117006	000-861-529	100%
Inclusion Langley Society	24156 56 Ave	0372511112	011-391-375	100%
Inclusion Langley Society	5171 221A St #103	0764528022	026-727-978	100%
Inclusion Langley Society	5171 221A St #203	0764529049	026-768-071	100%
Inclusion Langley Society	5171 221A St #202	0764529058	026-768-089	100%
Inclusion Langley Society	21743 47B Ave	0758434063	024-731-331	100%
Inclusion Langley Society	23535 44 Ave	0759822089	026-059-169	100%
Kindred Community Farm Sanctuary	25906 28 Ave	0279116001	006-334-237	50% of Land
Langley Animal Protection Society	26220 56 Ave	0362111117	000-444-545	100%
Langley Bmx	20699 42 Ave	1084011117	006-594-000	9.25% of Land
Langley Community Services Society	6470 201 St	0758723036	025-301-632	11% of Land % Parking
Langley Elks Lodge #259 Foundation	6 4044 200B St	0078412017	000-504-611	37.5%
Langley Good Times Cruise In	27173 Fraser Hwy	0598511005	011-993-405	100%
Langley Gymnatics Foundation	180 - 7888 200 St	0766735044	031-167-993	100%
Langley Lions Society	9402 208 St	0203911115	011-990-058	Class 8 - Code 14 - Land & Improvement
Langley Community Health & Hospital Foundation	Lot 4 - 221A St	0758212007	024-176-320	100%
Langley Community Health & Hospital Foundation	Lot 2 - 221A St	0758211080	024-176-303	100%
Langley Little Theatre Society	4307 200 St	0075211114	012-459-062	100%
Langley Quarter Midget Association	26965 8 Ave	6585111000	010-125-671	100%
Langley Riders Society	4303 208 St	0083911111	007-303-521	100%
Langley Rod & Gun Club	3854 208 St	0054411117	013-240-480	42%
Langley Rugby Club	21280 Crush Cres	0769923068	031-245-986	100%
Langley Meals On Wheels Service Society	2900 272 St	1607311112	010-538-470	100%
Metro Vancouver Regional Parks Foundation	104 Ave	0764827066	027-082-156	100%
Milner Community Association	6716 216 St	0764130095	026-618-702	100%
Murrayville Community Memorial Hall Association	21667 48 Ave	0386211115	005-997-755	100%
Murrayville Community Memorial Hall Association	Parking Lot for MCH	0386311114	012-640-905	100]%
National Trust For Land & Culture (Bc) Society	6764 224 St	0461111000	006-189-334	100%
Nicomekl Enhancement Society	5263 232 St	0384011005	023-065-613	100%
Pacific Riding For Developing Abilities	1088 208 St	0014811117	007-729-855	100%
Pacific Sport Regional Sport Centre	225 - 7888 200 St	0767225085	031-167-993	100%
Scout Properties (BC/Yukon)	20315 16 Ave	0758714091	025-021-559	100%
Spartens Foundation	232&234-7888 200 St	0767315086	031-167-993	100%
Wagner Hills Farm Society	8061 264 St	0764111043	026-441-187	Class 1 - 100%
Willoughby Community Hall	20809 83 Ave	0766114036	028-494-431	100%

Heritage		Address	Folio	PID	Percentage of Parcel Exempt
Langley Township	Matheson Residence	19893 64th Ave	0132812009	008-715-131	Class 1 - 100%
Langley Township	Robert and Mary Harrower Residence	21920 (aka 21864) Old Yale Rd	0316111113	000-500-593	Class 1 - 100%
Langley Township	Moir Residence	6840 Glover Rd	0463111113	009-563-253	Class 1 - 100%
Langley Township	Dixon House and Barn	6120 Glover Rd	0478011112	011-498-714	Class 1 - 100%
Langley Township	F.J. Hart Building	3190 - 271 St	0597611006	005-729-351	Class 6 & 8 - 100%
Langley Township	Canadian Northern Railway - Langley Station	23245 Mavis Ave	0751811007	012-871-087	Class 1 & 6 - 100%
Langley Township	Sperling Methodist United Church & Hall	7206 240 St	1494511113	013-282-913	Class 8 - 100%

As required under Section 227 of the Community Charter, the Township of Langley may consider 2027 property tax exemptions for the properties listed below, with exemptions granted for up to 10 years. Each exemption will be reviewed annually to confirm eligibility, and all will expire no later than December 31, 2034. Estimated taxes are shown for 2027 and the following two years.

		Estimated Tax Exemption for 2027			Estimated Tax Exemption for 2028			Estimated Tax Exemption for 2029		
		General Tax	Other Agenicies	Total Tax	General Tax	Other Authorities	Total Tax	General Tax	Other Authorities	Total Tax
Places of Worship										
Good News Chapel - BC	160 & 170-20339 96 Ave	$3,882	$3,550	$7,432	$4,076	$3,727	$7,804	$4,280	$3,914	$8,194
Not for Profit										
Encompass Support Services Society	103-20230 64 Ave	$2,763	$2,526	$5,289	$2,901	$2,652	$5,553	$3,046	$2,785	$5,831
Sources Community Resources Society	9142 212A Place	$2,710	$2,178	$4,888	$2,845	$2,287	$5,132	$2,988	$2,401	$5,389

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: PERMISSIVE EXEMPTIONS FROM PROPERTY TAXATION

Policy No:	**03-837**
Approved by Council:	**2006-05-13**
Revised by Council:	**2019-04-01**
Revised by Council:	**2019-07-22**
Revised by Council:	**2020-10-05**
Revised by Council:	**2023-09-11**

1. Purpose

1.1 The Community Charter Sections 224, 225 and 226 grants Council the discretion to provide permissive exemptions from property taxes for Charitable and Not-for-profit organizations in accordance with regulations set out in those sections and subject to the Township's budgetary constraints.

1.2 The purpose of this policy is to set the parameters under which Council will consider applications for permissive exemptions from property taxes for organizations which are eligible for such exemptions under the Community Charter Sections 224, 225 and 226. The parameters will provide fair, consistent treatment and consideration for all applicants providing charitable and not-for-profit services for the benefit of Township of Langley residents.

2. Background

2.1 Statutory property tax exemptions are provided under *Community Charter* Section 220 for properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. Council does not have any authority over these statutory exemptions.

2.2 Permissive property tax exemptions are provided under *Community Charter* Sections 224, 225 and 226 for not-for-profit and charitable organizations. These permissive exemptions are at the discretion of Council and are subject to the Township's budgetary constraints.

2.3 Council supports, through permissive property tax exemptions, organizations which provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complementary to services offered by the Township.

2.4 Due to budgetary constraints, Council has limited the Township's support to those organizations which meet the parameters set out in this policy. In addition, effective 2021, Council has instituted a limit of $75,000[1] (escalated annually) on permissive property tax exemptions for Not-for-Profit organizations. Effective 2023, exempt from this clause are public hospital parking lots.

[1] Permissive Tax Exemptions are a calculation based on assessed values provided by BC Assessment and property tax rates determined by the Township to apply to all property of a given class. For this reason, the actual exemption granted, that is limited, is unlikely to be exactly equal to $75,000.

3. Policy

3.1 General Eligibility for Permissive Exemptions

Council will only consider applications for permissive tax exemptions from charitable and not-for-profit organizations which are in good standing with their respective establishing and governing bodies.

Permissive tax exemptions previously granted by Council are subject to an annual review to ensure that they continue to qualify for an exemption based on the most current available information at the time of the review.

All applications must be consistent with the Township of Langley policies, plans, by-laws and regulations.

Churches/places of worship, not-for-profit and charitable organization are responsible to apply annually through the Township of Langley online Permissive Tax Exemption application process. Applicants should monitor the Township website under the Permissive Exemption section for information on when the applications are open. It is the responsibility of the applicant to ensure they complete the permissive application annually and submit all the required documentation. Applications not completed in full, missing documentation or applications not received on time, may lose their exemption for the following year. Application must be received by May 31 annually.

Council may designate only a portion of land/improvements as exempted where the following circumstances exist:

a) A portion of the land/improvements is used by private sector and/or organization not meeting Council's exemption criteria.
b) The applicant already receives a grant from the municipality, provincial or federal government.
c) The applicant meets all eligibility criteria, however Council may at its discretion grant a partial exemption.

Council may impose conditions on the exempted land/improvements with the applicant organization, including but not limited to:

a) Registration of a covenant restricting use of the property.
b) An agreement committing the organization to immediately disclose any substantial increase in the organizations' revenue or anticipated revenue.
c) Requiring repayment of monies equal to the foregone tax revenue.

3.2 Buildings for Public Worship

Lands Used or Occupied by a Church as Tenant or Licensee

Under Section 224(2)(g), Council may exempt the land or improvements used or occupied by a religious organization as tenant or licensee for the purpose of public worship or for the purposes of a church hall, which council considers necessary to land or improvements so used or occupied.

Township will consider providing exemptions for the land, improvements and surrounding area used for parking for the church or church hall under this category with the following conditions:

- Lease agreement requiring direct payment of property taxes to the Township of Langley.
- Owner to complete Statutory Declaration agreeing to Council Policy and Guidelines.

No permissive tax exemptions will be considered for sub leasing of areas within the footprint and surrounding areas considered for exemption. Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive exemption.

Buildings for Public Worship

Buildings for public worship and the footprint of land on which they stand automatically receive a statutory exemption under Section 220.

Under Section 224(2)(f) in relation to property that is exempt under Section 220, Council may exempt an area of land surrounding the exempt building; a hall that Council considers is necessary to the exempt building and the land on which the hall stands; and an area of land surrounding a hall that has been exempted.

Township will only consider exempting the surrounding area for the exempted Church or Place of Worship

- For Properties up to one (1) hectare in size, all such land shall be exempt
- For Properties that exceed one (1) hectare in size, the area of land shall be exempted up to one (1) hectare or eight (8) times the mandatory exempted footprint (area) of the Church or Place of Worship buildings and halls, whichever is greater
- A Property adjacent to and owned by the Church or Place of Worship that is developed as a parking lot for the Church or Place of Worship, may be considered for exemption up to one (1) hectare as long as the area is used for the sole purpose of parking for the Church or Place of Worship services
- Where there is a residence located on the same Property as a Church or Place of Worship in Schedule 'A' the residence and any ancillary buildings and the land upon which the residence and ancillary buildings actually stands, as well as any area of land deemed to be associated with the use and enjoyment of the residential and ancillary buildings, shall be assessed and taxed as residential property.

  Any areas used for caretaker's accommodation, church manse, care homes, retirement homes, commercial activities, will NOT be considered for permissive tax exemption.

3.3 <u>Not-For-Profit, Charitable Organizations and Community Halls</u>

Under Section 224(2)(a)(i), Council may exempt land and/or improvements that are owned or held by a charitable, philanthropic organization or other not-for-profit organization and the Council considers are used for a purpose that is directly related to the purposes of the organization.

The Township will only consider exempting land and/or improvements that are owned or held by not-for-profit organizations which are supported in whole or in part by public funds and used exclusively for charitable or philanthropic purposes. The permissive exemption has an upper limit of $75,000 (escalated annually) beyond which, assessments would become taxable, unless the

property is used for provincial public hospital parking. To qualify for an exemption under this section, the applicants must demonstrate that the services of their organization are open to and used predominantly by Township of Langley residents.

3.4 Care Homes, Private Hospitals/Institutions, Daycares

Under Section 224(2)(a & j), Council may exempt land or improvements owned or held by a person or organization and operated as a private hospital licensed under the Hospital Act or as a licensed community care facility, or registered assisted living residence, under the Community Care and Assisted Living Act. Township will not consider providing any exemptions under these sections for the following reasons:

- These services are the responsibility of senior government. There are Provincial and Federal programs in place to assist these organizations and the services that they provide are the responsibility of these senior governments.
- Council would like to ensure that Township of Langley residents are not overtaxed by the increasing number of regional and broader organizations located in the Township of Langley and receiving exemption from taxation.

3.5 Heritage/ Partnering

Under Section 225(2)(a)(b), Council may provide a tax exemption for eligible partnering property, is owned by a person or public authority providing a municipal service under a partnering agreement; council considers will be used in relation to the service being provided under the partnering agreement; heritage property, being property that is protected heritage property; subject to a heritage revitalization agreement under section 966 of the Local Government Act; subject to a covenant under section 219 of the Land Title Act that relates to the conservation of heritage property; or if the exempted heritage property is a building or other improvement so affixed to the land as to constitute real property, an area of land surrounding that improvement.

Township will consider providing property tax exemptions for the revitalization of eligible heritage properties as an incentive to encourage the preservation, rehabilitation or restoration of heritage resources in the Township.

Eligible heritage properties include protected heritage properties under section 967 of the Local Government Act, properties included on a schedule of protected heritage property in a heritage conservation area under section 970.1(3)(b) of the Local Government Act, property subject to a heritage revitalization agreement under Section 966 of the Local Government Act, or properties subject to a covenant under section 219 of the Land Title Act related to the conservation of heritage property.

3.6 Revitalization Tax Agreements

Under Section 226, Council may consider revitalization tax exemptions to encourage revitalization in the Township. Such exemptions must be in accordance with a revitalization program bylaw which provides details of the program. There also must be an agreement with the property owner detailing any requirements and conditions Council stipulates. Finally, once all the revitalization program bylaw and owner agreement requirements and

conditions are met a revitalization tax exemption certificate must be issued for the property.

Township of Langley does not currently have any revitalization tax agreements in place but would consider providing revitalization tax exemptions on an individual basis.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO.6058

AMENDMENT BYLAW NO. 6245

EXPLANATORY NOTE

Bylaw No. 6245 provides for permissive tax exemptions that the Council of the Township of Langley deem desirable to exempt under the Community Charter.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

PERMISSIVE TAX EXEMPTION BYLAW NO.6058

AMENDMENT BYLAW NO. 6245

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 “Permissive Tax Exemption Bylaw No. 6058 Amendment Bylaw No. 6245.

2. To replace Schedule B – Places of Worship with the new Schedule B attached to this amendment bylaw.

3 To replace Schedule C – Not-For-Profit with the new Schedule C attached to this amendment bylaw.

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

_____ Mayor _____ Township Clerk

Places of Worship	Address	Folio	PID	Percentage of parcel Exempt
Aldergrove United Church 1958 Square feet	27522 Fraser Highway	0758723054	025-317-717	1958 Square Feet
Apostolic Faith Mission	4035 207 St	0084911119	010-449-981	100%
Apostolic Church of God	24497 Fraser Hwy	0301011116	010-619-402	100%
Brookswood Baptist Church	20581 36 Ave	0063911006	018-242-022	100%
Christ Covenant Church	6866 Glover Rd	0463511119	011-499-621	100%
Christian & Missionary Alliance (Canadian Pacific District)	26291 28 Ave	0281511008	008-028-206	100%
Christian & Missionary Alliance (Canadian Pacific District)	7640 200 St	0145811119	010-734-741	Class 8 - Land Only
Christian Life Assembly	21277 56 Ave	0766825036	028-986-199	100%
Christians' Gospel Society	21587 44 Ave	0768532036	030-223-865	100%
Christians' Gospel Society	22678 48 Ave	0323412008	010-207-295	100%
Christians' Gospel Society	20620 36 Ave	0765830013	028-347-625	100%
Church of Jesus Christ of Latter-Day Saints In Canada	20030 82 Ave	0170912008	007-163-576	100%
Church of Jesus Christ of Latter-Day Saints In Canada	20370 82 Ave	0769713035	031-078-478	Class 8 - Land Only
Congregation of The Assembly of Christians	26580 29 Ave	0590114021	004-922-930	100%
Fort Langley Evangelical Free Church	8870 Glover Rd	0561511110	005-298-393	100%
Good News Chapel - BC	160-170- 20339 96 Ave	0766534047	028-927-419	5696 Square Feet
Harvest Baptist Church	22594 Old Yale Rd	0321313002	013-304-437	Class 8 - ex Code 97 Land Only
Hebron Presbyterian Church	6656 Glover Rd	2475311113	007-315-341	100%
Holy Nativity Antiochian Orthodox Church	4828 216A St	0768811074	030-422-311	100%
Immanuel Lutheran Church	3232 272 St	0617611011	008-903-689	100%
Kalgidhar Darbar Sahib Society Inc	5998 264 St	0633411118	010-767-843	100%
Langley Christian Assembly Society	4775 221 St	0759013042	025-657-828	100%
Langley Immanuel Christ Ref Church	21713 50 Ave	0389611008	015-660-290	100%
Life Tabernacle of Langley	4447 200 St	0076911017	002-868-563	100%
Living Word Fellowship	2623 272 St	0604911007	008-471-037	100%
Mennonite Church BC	20997 40 Ave	0085712000	007-617-895	Class 8 - Land Only
North Langley Community Church	21015 96 Ave	0765829061	028-331-508	Class 8 - Land & Improvement
North Langley Community Church	24687 56 Ave	0412116017	003-894-291	100%
Northwest Langley Baptist Church	20025 91A Ave	0193911118	006-211-151	100%
Parish of St Dunstan	3025 264 St	0281111119	012-265-837	Class 8 - Land Only
Priestly Society of St Pius X	22630 48 Ave	0323511008	004-502-507	100%
Riverside Calvary Church	20178 96 Ave	0758016041	023-983-493	Class 8 - Land & Improvement - 11822 Sq feet
Roman Catholic Archbishop of Vancouver	2827 273 St	0606111000	004-115-813	Class 8 - Land Only
Roman Catholic Archbishop of Vancouver	20675 87 Ave	0758226056	024-292-583	Class 8 - Land Only
Rose of Sharon Baptist Church	26245 28 Ave	0281514005	002-351-030	100%
Saint Herman of Alaska Orthodox Church Archdiocese of Canada	7221 198B St	0137516007	005-382-963	100%
Seventh-Day Adventist Church BC Conference	4057 248 St	0351111003	012-217-956	Class 8 - Land & Improvement
Seventh-Day Adventist Church BC Conference	23589 Old Yale Rd	0334511112	012-241-628	100%
Shepherd of The Valley Lutheran Church	20097 72 Ave	0769321011	030-782-511	100%
Southridge Fellowship Baptist Church	22756 48 Ave	0758819095	025-525-557	Class 8 - Land Only
Synod of The Diocese of New Westminster	9160 Church St	7550311118	002-541-653	100%
The BC Conference of The Mennonite Brethren Churches	20098 22 Ave	0020113002	008-692-831	100%
The Pentecostal Assemblies of Canada - Living Waters Assembly	9095 Glover Rd	0571311111	002-217-902	100%
Trustees Congregation of Canadian Reformed Church of Langley	21804 52 Ave	0760332044	026-440-261	100%
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Trustees of The Congregation of Langley Presbyterian Church	20867 44 Ave	0090616007	005-614-970	100%
Trustees of The Congregation of The Canadian	2469 267 St	0589714009	008-501-467	Class 8 - Land Only
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United Churches of Langley - Parking Lot	007-765-452	0098111117	0098111117	100%
Vietnamese Unified Buddhist (Hoa-Nghiem) Congreg	2013 248 St	0257711113	007-005-075	Class 8 - Land Only
The Grove Church	20784 93 Ave	0197221016	017-985-854	100%
Walnut Grove Lutheran Church of Langley BC	20530 88 Ave	0176413009	007-169-213	100%
Willoughby Christian Reformed Church	20525 72 Ave	0141511111	011-109-831	100%
Wind Word Ministries	26460 52 Ave	0627912007	006-581-510	Class 8 - Land Only
Vancouver Hallelujah Community Church	120-20385 64 Ave	0772415067	0772415067	100%

Not for Profit	Address	Folio	PID	Percentage of parcel Exempt
Royal Canadian Legion Aldergrove Branch No. 265	26607 Fraser Hwy	0591711115	011-439-220	100%
Aldergrove Festival Days Society	6795 256 St	0445911112	006-935-087	100%
Aldergrove Old Age Pensioners Society	3015 273 St	0614911113	009-181-792 & 009-181-784	100%
Aldergrove Veterans & Seniors Society	27247 Fraser Hwy	0616611111	011-210-711	100%
Basketball BC	210 - 7888 200 St	0766735062	031-167-993	100%
BC Farm Museum Association	9142 Queen St	0552111006	011-376-694 & 011-376-686	100%
BC Farm Museum Association	9131 King St	0552611118	008-868-964	100%
BC Farm Museum Association	9119 King St	0552511002	008-868-964	100%
Brookswood Senior Citizens No 132	19899 36 Ave	0072011006	012-282-260	100%
Canadian Museum Of Flight	3-5333 216 St	0101612006	000-908-550	100%
Union Gospel Mission	460 216 St	0236811116	005-989-922	100%
City Of Surrey	20575 0 Ave	0006411117	010-445-994	100%
Critter Care Wildlife	481 216 St	0002311117	013-219-073	100%
Encompass Support Services Society	6275 - 203 Street	0768811092	002-236-419	100%
Encompass Support Services Society	103-20230 64 Ave	0115011110	012-657-689	6460 Square feet
Fernridge Community Hall Society	2389 200 St	0026711112	004-455-860	100%
Fribromyalgia Well Spring Foundation	27522 Fraser Hwy	0758723054	025-317-717	30% of the 2540 Square feet
Flip City Gymnastics	#4 20279 97 Ave	0765411038	027-981-568	100%
Flip City Gymnastics	#5 20279 97 Ave	0765411047	027-981-576	100%
Flip City Gymnastics	#6 20279 97 Ave	0765411056	027-981-584	100%
Flip City Gymnastics	#7 20279 97 Ave	0765411065	027-981-592	100%
Fort Langley Community Imp Society	9167 Glover Rd	0571511119	016-194-934	100%
Fort Langley Lions Club	23022 88 Ave	1565311112	011-891-891	100%
Governing Council Of The Salvation Army In Canada	19733 96 Ave	0766113000	028-492-587	Class 6 - 100%
Happy Herd Farm Sanctuary Society	1920 269A St	0589514001	004-548-957	3 Acres of Land Only
Harmsworth Community Association	7170 232 St	0453111114	013-282-786	100%
Horse Council of BC	102-8047 199 St	0767012091	029-133-459	Class 6 - 50% of Land and improvement
Inclusion Langley Society	19669 44 B Ave	0078117006	000-861-529	100%
Inclusion Langley Society	24156 56 Ave	0372511112	011-391-375	100%
Inclusion Langley Society	5171 221A St #103	0764528022	026-727-978	100%
Inclusion Langley Society	5171 221A St #203	0764529049	026-768-071	100%
Inclusion Langley Society	5171 221A St #202	0764529058	026-768-089	100%
Inclusion Langley Society	21743 47B Ave	0758434063	024-731-331	100%
Inclusion Langley Society	23535 44 Ave	0759822089	026-059-169	100%
Kindred Community Farm Sanctuary	25906 28 Ave	0279116001	006-334-237	50% of Land
Langley Animal Protection Society	26220 56 Ave	0362111117	000-444-545	100%
Langley Bmx	20699 42 Ave	1084011117	006-594-000	9.25% of Land
Langley Community Services Society	6470 201 St	0758723036	025-301-632	11% of Land % Parking
Langley Elks Lodge #259 Foundation	6 4044 200B St	0078412017	000-504-611	37.5%
Langley Good Times Cruise In	27173 Fraser Hwy	0598511005	011-993-405	100%
Langley Gymnatics Foundation	180 - 7888 200 St	0766735044	031-167-993	100%
Langley Lions Society	9402 208 St	0203911115	011-990-058	Class 8 - Code 14 - Land & Improvement
Langley Community Health & Hospital Foundation	Lot 4 - 221A St	0758212007	024-176-320	100%
Langley Community Health & Hospital Foundation	Lot 2 - 221A St	0758211080	024-176-303	100%
Langley Little Theatre Society	4307 200 St	0075211114	012-459-062	100%
Langley Quarter Midget Association	26965 8 Ave	6585111000	010-125-671	100%
Langley Riders Society	4303 208 St	0083911111	007-303-521	100%
Langley Rod & Gun Club	3854 208 St	0054411117	013-240-480	42%
Langley Rugby Club	21280 Crush Cres	0769923068	031-245-986	100%
Langley Meals On Wheels Service Society	2900 272 St	1607311112	010-538-470	100%
Metro Vancouver Regional Parks Foundation	104 Ave	0764827066	027-082-156	100%
Milner Community Association	6716 216 St	0764130095	026-618-702	100%
Murrayville Community Memorial Hall Association	21667 48 Ave	0386211115	005-997-755	100%
Murrayville Community Memorial Hall Association	Parking Lot for MCH	0386311114	012-640-905	100]%
National Trust For Land & Culture (Bc) Society	6764 224 St	0461111000	006-189-334	100%
Nicomekl Enhancement Society	5263 232 St	0384011005	023-065-613	100%
Pacific Riding For Developing Abilities	1088 208 St	0014811117	007-729-855	100%
Pacific Sport Regional Sport Centre	225 - 7888 200 St	0767225085	031-167-993	100%
Scout Properties (BC/Yukon)	20315 16 Ave	0758714091	025-021-559	100%
Spartens Foundation	232&234-7888 200 St	0767315086	031-167-993	100%
Wagner Hills Farm Society	8061 264 St	0764111043	026-441-187	Class 1 - 100%
Willoughby Community Hall	20809 83 Ave	0766114036	028-494-431	100%

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (WEST CREEK FARMS LTD.) BYLAW NO. 5899

EXPLANATORY NOTE

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (WEST CREEK FARMS LTD.) BYLAW NO. 5899

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

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

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899".

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

   a) Amending Section 205.1 Uses Permitted in the Rural Floodplain Zone RU-5 by adding the following:

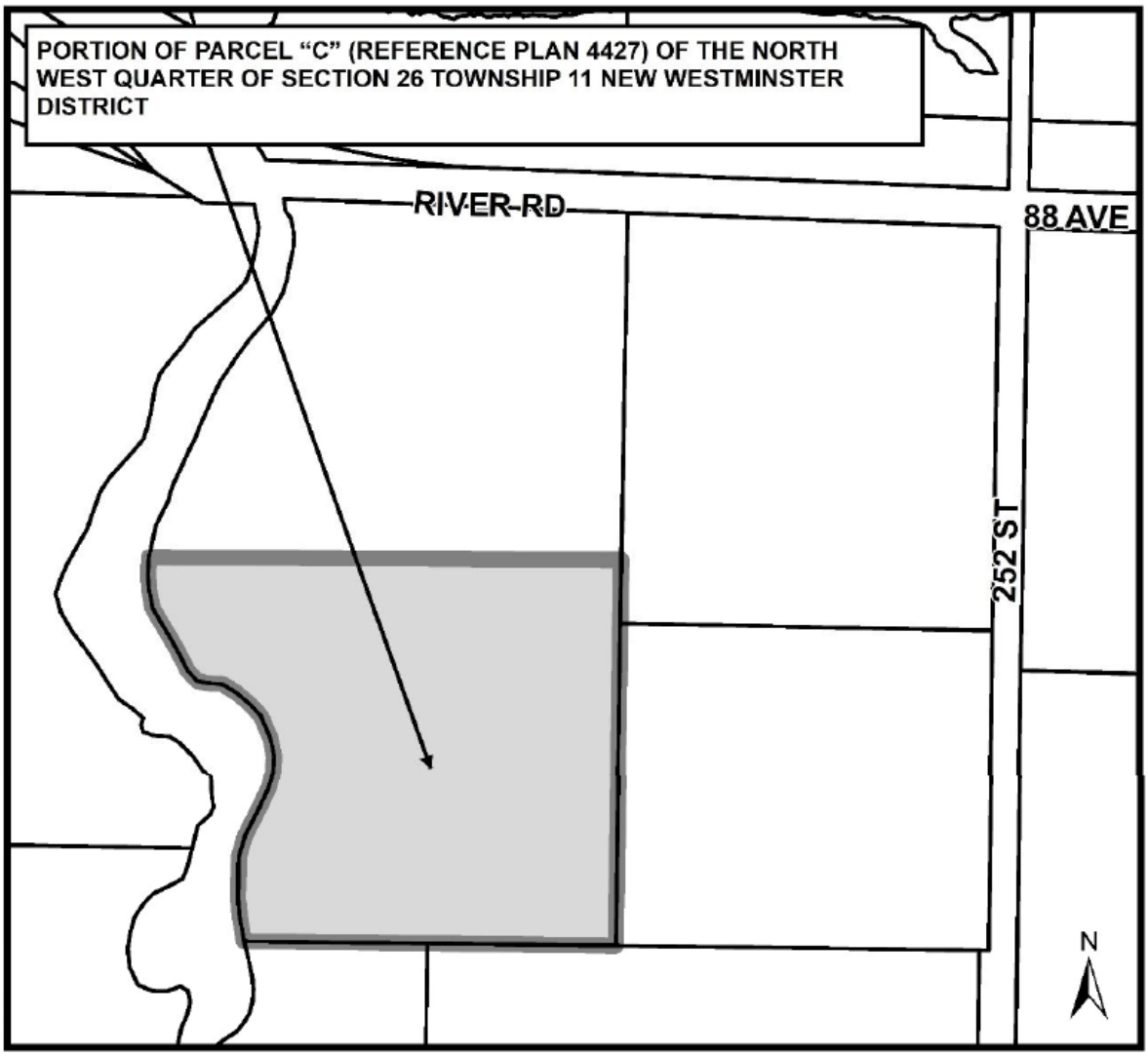
      "Processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials. This use, including all processing and distribution activities, must be entirely contained to the southern 4.0 ha (9.8 ac) portion of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District and must be in accordance with ALC Resolution #35/2023 of the Agricultural Land Commission."

   As shown delineated on Schedule "A" attached to and forming part of this Bylaw to Rural Floodplain Zone RU-5.

NOTICE WAS ADVERTISED the	13 & 20	day of	July	, 2023
READ A FIRST TIME the	24	day of	July	, 2023
PUBLIC HEARING HELD the	25	day of	September	, 2023
READ A SECOND TIME the	10	day of	June	, 2024
PUBLIC HEARING HELD the	24	day of	June	, 2024
PUBLIC HEARING HELD the	23	day of	March	, 2026
READ A THIRD TIME the		day of		, 2026
RECEIVED THE APPROVAL OF THE MINISTRY OF AGRICULTURE AND FOOD the		day of		, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 5899



Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JUNE 10, 2024 - REGULAR MEETING	**REPORT:**	24-116
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-26-0022
SUBJECT:	REZONING APPLICATION NO. 100733 (WEST CREEK FARMS LTD. / 25044 – 88 AVENUE)		

PROPOSAL:

On October 23, 2023 Council considered third reading of Bylaw No. 5899 which proposed to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue and passed the following resolution:

> *"That Council refer this application back to staff to work with the proponent: (1) on one or more restrictive definitions to confirm the exact nature of the proposed operation; (2) to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and (3) to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.*
>
> *That the Referral be amended to include a second Public Hearing once the application returns to Council."*

In response to Council's resolution, staff worked with the proponent and received a report on May 27, 2024 from West Creek Farms Ltd. that outlines a response to Council's resolution. A revised use definition and updated development prerequisites are provided for Council's consideration.

RECOMMENDATIONS:

That Council repeal second reading of "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899".

That Council give second reading to revised Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899 amending Rural Floodplain Zone RU-5 to allow a processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture and Food.
2. Confirmation that the existing access and servicing is compliant with the Subdivision and Development Servicing Bylaw 2019 No. 5382.
3. Submission of the following reports prepared by appropriately qualified professionals to the acceptance of the Township:
    a. Floodplain Management Plan
    b. Noise Mitigation Plan

   c. Dust Management Plan
   d. Odour Management Plan
4. Registration of a restrictive covenant acceptable to the Township requiring operation of West Creek Farms Ltd. in compliance with the Plans listed in prerequisite 3.
5. Registration of a restrictive covenant acceptable to the Township to ensure implementation and compliance with the "Quiet Zone" per the Community Standards Bylaw 2019 No. 5448.
6. Payment of applicable Development Engineering administration fees, Development Works Agreement (DWA) and Latecomer charges.

That Council authorize staff to schedule the requested Public Hearing.

EXECUTIVE SUMMARY:

On July 24, 2023 Council granted first and second reading of Bylaw No. 5899 which proposed to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue and requested staff to schedule a public hearing on September 25, 2023. On October 23, 2023 Council considered third reading of Bylaw No. 5899 and resolved the following:

> *"That Council refer this application back to staff to work with the proponent: (1) on one or more restrictive definitions to confirm the exact nature of the proposed operation; (2) to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and (3) to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.*
>
> *That the Referral be amended to include a second Public Hearing once the application returns to Council."*

In response to the October 23, 2023 Council resolution, staff worked with the proponent and received a report on May 27, 2024 from West Creek Farms Ltd. that provides their response to Council's resolution. A revised use definition and updated development prerequisites are provided for Council's consideration.

Staff recommend that Council repeal second reading of Bylaw No. 5899, give second reading to revised Bylaw No. 5899 and authorize staff to schedule the requested Public Hearing.

PURPOSE:

To provide updated information for Council's consideration of Bylaw No. 5899.

BACKGROUND/HISTORY:

- Council considered first and second reading of Bylaw No. 5899 on July 24, 2023 (Attachment A), at a Public Hearing on September 25, 2023, and for third reading on October 23, 2023 and resolved the following:

> *"That Council refer this application back to staff to work with the proponent: (1) on one or more restrictive definitions to confirm the exact nature of the proposed operation; (2) to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and (3) to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.*
>
> *That the Referral be amended to include a second Public Hearing once the application returns to Council."*

DISCUSSION/ANALYSIS:

- In response to the October 23, 2023 Council resolution, staff worked with the proponent and received a report on May 27, 2024 from West Creek Farms Ltd. that outlines their response to the three items included in the Council resolution (Attachment B).

(1) On one or more restrictive definitions to confirm the exact nature of the proposed operation.

- The Council Report from July 24, 2023 included the following definition for the proposed use:

> *"Growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue."*

- The following more restrictive use definition based on input from the applicant is proposed in revised Bylaw No. 5899:

> *"Processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials. This use, including all processing and distribution activities, must be entirely contained to the southern 4.0 ha (9.8 ac) portion of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District and must be in accordance with ALC Resolution #35/2023 of the Agricultural Land Commission."*

- This definition prevents West Creek Farms Ltd. from expanding operations on the property or changing in the future to include on-site composting or use of composting materials (i.e., green waste or animal byproducts) when producing the growing media.
- It also ensures the proposed use is in accordance with ALC Resolution #35/2023 (Attachment C).

(2) To clarify the non-transferability of the ALC approval, as submitted at the public hearing.

- The ALC approved the non-farm use application on January 27, 2023, with Section 12(c) of ALC Resolution #35/2023 stating the following:

> *"Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable."*

- Staff requested the ALC clarify its position regarding transferability as per Section 12(c) of ALC Resolution #35/2023

  "To clarify the ALC's position it is our understanding that the ALC would not likely object to the sale, or change of ownership or control, of the company, or the company leasing the property to a third party for the approved non-farm use, as long as the company remains the registered owner of the property?"

- The ALC provided the following response to the question above:

  "Yes, in this case this is generally accurate. If there is any uncertainty about a specific change to the ownership structure, the landowner should contact the ALC for confirmation."

- The ALC does not object to another entity operating or leasing the facility provided ownership of the property remains with West Creek Farms Ltd.
- A change of ownership of the property from West Creek Farms Ltd. would require a new ALC application to continue operating the non-farm use, or confirmation from the ALC on a case-by-case basis the change is substantially compliant with ALC Resolution #35/2023.

(3) To consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area.

- The report provided by West Creek Farms Ltd. on May 27, 2024 indicates how they have been actively working to reduce impacts on the flood plain and the interests in property of residents within the surrounding area.
- In addition to the information received from the proponent, staff have updated the recommended development prerequisites to include the following reports to be prepared by appropriately qualified professionals to the acceptance of the Township:
  - Floodplain Management Plan
  - Noise Mitigation Plan
  - Dust Management Plan
  - Odour Management Plan
- Registration of a restrictive covenant acceptable to the Township to ensure West Creek Farms Ltd. operations are in compliance with the above plans has also been included as a development prerequisite to ensure impacts created by West Creek Farms Ltd. operations on the flood plain and the interests in property of residents within the surrounding area are mitigated.
- The property is currently designated as a "Quiet Zone" per the Community Standards Bylaw 2019 No. 5488 permitting sounds up to 55 dBA or 70 dBC received at a point of reception during the daytime and 45 dBA or 60 dBC when received at a point of reception during the nighttime. Should the zoning amendment be approved, the property would be redesignated as an "Activity Zone" per the Community Standards Bylaw 2019 No. 5488 permitting sounds up to 70 dBA or 85 dBC when received at a point of reception. Staff recommend further mitigating noise impacts created by West Creek Farms Ltd. operations through maintaining the designation of the property as a "Quiet Zone". Registration of a restrictive covenant acceptable to the Township has been included as a development prerequisite to ensure implementation and compliance with the "Quiet Zone" per the Community Standards Bylaw 2019 No. 5448.

Policy Considerations:

The proposed zoning amendment to allow a processing and distribution facility for growing media as a permitted use on a site-specific basis is consistent with the Rural Plan. Accordingly, staff recommend that Council repeal second reading of Bylaw No. 5899, give second reading to revised Bylaw No. 5899, and authorize staff to schedule the requested public hearing.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A	July 24, 2023 Report to Council (without attachments)
ATTACHMENT B	May 27, 2024 Report Provided by the Applicant
ATTACHMENT C	ALC Resolution #35/2023

ATTACHMENT A

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	JULY 24, 2023 - REGULAR MEETING	**REPORT:**	23-143
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	11-26-0022
SUBJECT:	REZONING APPLICATION NO. 100733 (WEST CREEK FARMS LTD. / 25044 – 88 AVENUE)		

PROPOSAL:

Application to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 5899 subject to three (3) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposed development is consistent with the Rural Plan.

RECOMMENDATION:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899 amending Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. Approval of the rezoning bylaw by the Ministry of Agriculture and Food
2. Confirmation that the existing access and servicing is compliant with the Subdivision and Development Servicing Bylaw 2019 No. 5382
3. Payment of applicable Development Engineering administration fees, Development Works Agreement (DWA) and Latecomer charges

EXECUTIVE SUMMARY:

West Creek Farms Ltd. has applied to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use supporting the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue.

Council considered a non-farm use application submitted by West Creek Farms Ltd. at its meeting of June 27, 2022 and resolved to refer the application to the ALC for consideration based on agricultural merits. The ALC subsequently considered and approved the application on January 27, 2023.

Staff recommend that Council support the rezoning amendment subject to completion of three (3) development prerequisites as it complies with the Rural Plan.

PURPOSE:

The purpose of this report is to advise and make a recommendation to Council with respect to Rezoning Bylaw No. 5899.

REFERENCE:

Owner:	West Creek Farms Ltd. 25044 – 88 Avenue Langley, BC V1M 2S5
Agent:	Kurt Alberts 9054 Glover Road PO Box 760 Stn Fort Langley Langley, BC V1M 2S2
Legal Description:	Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District
Location:	25044 – 88 Avenue
Area:	8.3 ha (20.7 ac)
Existing Zoning:	Rural Floodplain Zone RU-5
Minimum Lot Size:	8.0 ha (19.8 ac)
Rural Plan:	Agriculture / Countryside (8.0 ha / 19.8 ac minimum lot size)
Agricultural Land Reserve:	In the Agricultural Land Reserve

BACKGROUND/HISTORY:

- The property is designated Agriculture in the OCP, designated Agricultural / Countryside in the Rural Plan, zoned Rural Floodplain Zone RU-5 and is in the ALR.
- The site plan submitted by the applicant indicates the property currently accommodates a single-family dwelling with an office, a building for the growing media processing facility and a forage field (Attachment D).
- West Creek Farms Ltd. indicated they have been operating a growing media processing facility supporting the greenhouse, horticulture and nursery sector on the subject property since 1986.
- According to the applicant, the property's land use was revised from farm to miscellaneous (food processing) by BC Assessment in 2015.
- West Creek Farms Ltd. does not produce the farm products used for producing the growing media on the property and therefore does not qualify for designation as a farm use per the ALR Use Regulation.
- Council considered a non-farm use application submitted by West Creek Farms Ltd. at its meeting of June 27, 2022 and resolved to refer the application to the ALC for consideration based on agricultural merits.
- The ALC subsequently considered and approved the application on January 27, 2023.

DISCUSSION/ANALYSIS:

- Proposal to amend Rural Floodplain Zone RU-5 on a site-specific basis to allow a growing media processing and distribution facility as a permitted use supporting the greenhouse, horticulture and nursery sector.
- The proposal is consistent with the Rural Plan, specifically section 5.5.1 which states:

"*In areas designated Agriculture/Countryside, agricultural uses and considerations shall have priority over non-agricultural uses, where such uses would have an adverse impact on agriculture. Non-agricultural uses that do not comply with provisions of this plan are not permitted."*

Adjacent Uses:

	Existing Use	Rural Designation	Existing Zoning
North:	River Road and the Canadian National Railroad, beyond which is an undeveloped property adjacent to the Fraser River	Agricultural / Countryside	Rural Floodplain Zone RU-5
South:	Properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-2 and Rural Floodplain Zone RU-5
East:	Properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-2 and Rural Floodplain Zone RU-5
West:	West Creek, which is a Class A Watercourse, beyond which are two properties with existing single family dwellings and farms	Agricultural / Countryside	Rural Zone RU-2 and Rural Floodplain Zone RU-5

Zoning Amendment:

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

Policy Considerations:

The proposed zoning amendment to allow a growing media processing and distribution facility as a permitted use supporting the greenhouse, horticulture and nursery sector on a site-specific basis is consistent with the Rural Plan. Accordingly, staff recommend that Council give first, second and third reading to Bylaw No. 5899.

Respectfully submitted,

Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Aerial Context Map
ATTACHMENT B Rural Plan Map
ATTACHMENT C Zoning Bylaw No. 2500 Map
ATTACHMENT D Site Plan Submitted by the Applicant

West Creek Farms Ltd: Response to Council Resolution on Rezoning Application

At the Public Hearing, Council adopted the following resolution on October 23, 2023, regarding the rezoning application by West Creek Farms Ltd.

"That Council refer this application back to staff to work with the proponent:

> ***(1)** on one or more restrictive definitions to confirm the exact nature of the proposed operation.*
> ***(2)** to clarify the non-transferability of the ALC approval, as submitted at the public hearing; and*
> ***(3)** to consider other options to potentially reduce any potential impacts on the flood plain and the interests in property of residents within the surrounding area."*

West Creek Farms Ltd (WCF) provides the following response for the consideration of Township staff and Council.

1. ***The exact nature of the proposed operation to inform one or more restrictive definitions (to inform potential bylaw revisions).***

<u>What is Growing Medium?</u>

A growing medium is a material other than soil in the ground in which plants are grown. Growing media provide rooting environment for plants and are used to grow a wide variety of vegetables, fruits, specialty plants and floriculture, tree, and shrub ornamentals. The growing medium ensures that the plant can grow vigorously by providing a range of essential elements:

- an optimum rooting environment for physical stability.
- storage of air for the roots.
- water absorption and retention availability to the plant when needed; and
- supply of nutrients for the roots.

The range of growing media constituents includes peat, coir pith (coconut), wood fibres and bark. Other constituents like perlite, dolomite, gypsum, lime, vermiculite, and kelp meal are also used. Growing media are formulated from a blend of such raw materials to achieve the correct balance of physical, chemical, and biological properties for the plants to be grown. Having the right growing media mix is as important for optimal plant growth as water and fertilizers.

Plant species differ considerably in their need for water and nutrients, and therefore different kinds of growing media are needed to provide the best growing conditions. The greenhouse and horticulture industry uses thousands of different growing media mixes.

Given the need for specialized equipment, technical expertise and space required for storage and processing facilities, it is not practical nor economical for individual growers to produce their own growing media.

Growing Media Produced by West Creek Farms

West Creek Farms' mission statement is "to provide the finest quality custom-made growing media to the Horticultural Industry". WCF **does not use any bio-waste nor compost** in their growing media. Growing media recipes are designed with each grower to suit specific greenhouse crops, container sizes and growing conditions for optimum plant growth. Computer controlled mixers make each recipe, and a sample of each load is kept on record to track and resolve any quality control issues.

As leaders in soil science, WCF has an on-site laboratory for research and development and to test the incoming ingredients and each individual custom recipe produced. Acidity (pH), electrical conductivity (EC) and nutrient balance are precisely measured. Test samples are cataloged and stored as part of a comprehensive data base of custom recipes.

Zoning Bylaw Revisions

Bylaw No. 5899 proposed the following wording: "*Growing media processing and distribution facility on a portion of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District*"

Concern was expressed that this proposed use description would not sufficiently prevent the operation from changing in the future to include use of green waste or other waste materials such as, for example, fish heads. A more restrictive description of the use could be considered. Since West Creek Farms operates with a guarantee of **"no green waste"**, the following wording would better capture the actual use:

> **"Processing and distributing facility for growing media as a root base medium for the greenhouse, horticulture and nursery sector and other related controlled growing environments (excluding any on-site composting and/or use of any commercial or green waste) including parking of commercial vehicles related to the processing and distribution facility on the south half of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District."**

2. ***Clarification of the non-transferability of the ALC approval.***

The Agricultural Land Commission approved the non-farm use application on January 27, 2023 with the following conditions: "*…the Panel approves the Proposal to use 4 ha of the Property to continue operating a growing media processing and distribution facility subject to the following conditions:*

a) Siting of the non-farm use in accordance with Schedule A.
b) No further expansion of the non-farm use without approval of the ALC through the submission of a new non-farm use application.
*c) Approval for non-farm use is granted for **the sole benefit of the Applicant and is non-transferable.**" (emphasis added)*

The interpretation of condition (c) is that West Creek Farms Ltd, as the Applicant, cannot transfer the approval to any other owner, nor to any other property, nor to any other portion of the subject property than as outlined on Schedule A. The wording used by the ALC for the approval of this application is consistent with other non-farm use approvals, for

example, in 2015 the approval of non-farm use by the Canadian Museum of Flight on Township owned land included the condition that:

- *Approval for non-farm use is granted for the sole benefit of the Applicant* (Township of Langley) *and the Canadian Museum of Flight and is non-transferable.*

Accordingly, West Creek Farms Ltd must continue to own and operate the growing medium processing facility to be in compliance with the ALC approval.

3. ***Other options to reduce any potential impacts on the floodplain and the interests in property of residents within the surrounding area.***

Potential impacts on the floodplain and the interests of property of residents within the surrounding area including the impact of WCF operations on the West Creek watercourse, odour, potential use of green waste, noise and dust are reviewed below.

Potential Impacts on Floodplain

The question of widespread pollution due to potential flooding was reviewed jointly by Ian Whyte P.Ag, QEP, Envirowest Consultants, and Dave Melnychuk, P.Ag, QEP. Their findings include:

Flooding**:** Most properties in and out of the Agricultural Land Reserve, which are in close proximity to the Fraser River and have geodetic elevation of less than approximately 7.5 m (this elevation varies from Chilliwack to Richmond because of the grade of the river as it flows east to west), are subject to flooding due to a high river flow of the Fraser River during the spring freshet as demonstrated in the 1948 flood event. Severe flooding can impact hundreds of properties located throughout the Fraser Valley from Chilliwack to Richmond, causing damage to farmland, buildings structures, crops, livestock, machinery, along with releasing large amounts of debris, manures, fertilizers, fuel, chemicals, etc. into the environment.

Designated Flood Level: The Township of Langley Zoning Bylaw sets out the elevations for Designated Flood Level as established by the Province of British Columbia for the Fraser River: 6.94 m at the Jacob Haldi Bridge and 7.66 m at the Abbotsford/Langley border. West Creek Farms is approximately 3.5 k from the Jacob Haldi Bridge, and therefore, the property's Designated Flood Level is calculated to be approximately 7.26 m. A "Designated Flood means a flood, which may occur in any given year, of such magnitude as to equal a flood having a 200-year recurrence interval based on a frequency analysis of unregulated historic flood records" (Zoning Bylaw definition).

Flood Experience: In Langley several farm operations are located in flood prone areas with land elevations of 4 to 5 m. These areas have suffered flooding in the past causing damage to farms and, unfortunately, resulted in the release of fertilizers, manures, chemicals, etc. into the environment.

Much improvement has gone into the flood control infrastructure over the last several decades, although even the best infrastructure can be overcome by catastrophic flood

events as occurred in the November 2021 flood of the Abbotsford Sumas lowlands. During that event, West Creek Farms did not experience any flooding, nor have the owners of West Creek Farms experienced any serious degree of flooding in over 35 years of operation at this location.

West Creek Farms Property: The West Creek Farms property has a range of land elevations from 4 m in the north portion to as high as 10 m in the southeast corner. The northern half of the property has elevations of 4 to 5 meters and is primarily used for grass production, as well as, serving as a retention area for storm runoff from the southern half of the property.

The processing facility, buildings, and storage areas, are located at an elevation of approximately 6.5 m. The slab of the processing building is at an elevation of 7 m, 0.26 m or 10 inches below the Designated Flood Level. Products stored in the building (vermiculite, perlite, fertilizers, lime, etc.) are generally bagged in plastic and are easily raised on pallets or shelving approximately 1 ft to be above the Designated Flood Level.

All products stored on site have a substantial commercial value and the operator would be motivated to protect not just the materials stored but also the buildings. In case of a catastrophic flood event of the Fraser River, West Creek Farms is also capable of protecting their buildings by constructing a portable concrete block berm with a plastic sheet/membrane on the west side of the blocks around the buildings.

In regard to outdoor storage of materials, much of the bagged product (peat moss and coconut fibre) can be contained from being moved off site with receding flood waters. The third main bulk material, Douglas Fir bark chips, stored on site could potentially move off site with the receding flood waters, but the impact on the environment and ecology of the river system would be negligible. It should be noted that these materials are basically inert and are similar in chemistry to all the other wood fibre products produced and used by forestry and agricultural operations located in Langley and the rest of the Fraser Valley adjacent to the Fraser River. West Creek Farms do not import nor use any manures in preparation of the various growing medium produced for the Fraser Valley horticultural operations.

West Creek Farms has re-located the storage of spent mushroom substrate to the southeast corner of the property which is above 7 m elevation. This storage represents a very small portion of the materials stored on site (less than 2%). In the event of a catastrophic flood this small area could be further protected with a concrete block berm, if necessary. They have developed a contingency plan in the event of a high-risk flood warning.

In regard to flooding caused by severe rainstorms during the winter rainy period, the property has not experienced any flooding above the 5.0-meter elevation. As an example, the November 2021 rain event (>200-year return event) did not create flooding at West Creek Farms, but this event did cause serious flooding of farms closer to Fort Langley.

"**Summary re Impact on Floodplain:** Given the inert nature of the main materials (peat moss, coconut coir fibres, and Douglas fir bark) stored on site at West Creek Farms, and

the ability to elevate the storage inside the processing building, **widespread pollution impacting Fisheries is not considered to be an environmental concern."**

Impact of the Operation of WCF on the West Creek Watercourse:

In the fall of 2023 and early 2024, site visits of the property were conducted by the Ministry of Environment, Environmental Protection Division. WCF was assessed as Level 2 Category A with minor temporary impacts and indications that future and ongoing compliance are very high. WCF are now working with the Ministry of Environment to obtain a permit that ensures compliance with the Environmental Management Act related to water run-off. This process includes the Ministry engaging with First Nations.

In the application, the estimated rate of discharge is a range of 25 (minimal discharge if there is no rainfall) to 460 cubic meters/ day (depending on rainfall). The characteristic of the discharge consists mainly of rainwater that contacts natural materials such as COIR (coconut fibre), bark (Douglas Fir), peat, and sawdust and from water used to reconstitute COIR. Water that enters the creek from the pond filtration system will not exceed the following:

Parameters	Characteristics of Discharge
Total Nitrogen	19 Mg/l
Total Phosphorus	15 mg/l
Total Suspended Solids	30 mg/l
Biochemical Oxygen Demand	30 mg/l
Ph	range 6.5 to 9 Ph Units

This winter, water samples were taken of the creek in three locations: a) before the property, b) mid property and c) at the 88th Avenue Bridge.

Test (in mg/l)	Pre-Property	Mid Property	At 88th Ave Bridge
Nitrate	1.49	1.45	1.43
Orthophosphate - P	0.02	0.02	0.02
Total Suspended Solids	5	6.5	12
Biochemical Oxygen Demand	<4	<4	<4
Ph	6.7	6.7	6.7

Results indicate that West Creek Farms is not impacting West Creek watercourse.

Interests in Property of Residents in the Surrounding Area

With respect to the interests in property of residents within the surrounding area, WCF engaged Dave Melnychuk P. Ag, QEP to review the concerns and make recommendations on best management practices related to odour, dust, and noise. The following comments are provided:

Odour Reduction

- One product, namely spent mushroom substrate, is the only product responsible for episodic odour. This product is the pasteurized soil-like material remaining after a crop of mushrooms is grown and harvested. It is high in organic matter, making it desirable for use as a soil amendment or conditioner. It comprises less than 2% of all products used to produce growing media mixes at WCF. Less than 70-140 yards of material are stored on the property at any one point in time.
    - WCF has implemented a program of periodically turning the material, maintaining aerobic conditions and minimizing odours.
    - The smell is intermittent and dissipates quickly. It is not a continuous smell.
    - WCF meets the Provincial Regulations (Agricultural Environmental Management Code of Practice under the Environmental Management Act) regarding storage and use of spent mushroom substrate.
- WCF does not import, use, or store any manures in preparing their mixes.
- WCF does not compost any materials on site nor use any green waste. These activities would contaminate their products and not generate quality growing media for their customers.
- 98% of products used in their mixes consist of inert material (such as Douglas Fir chips, peat moss and coconut fibre, etc.) and these have no odour.

Concern that the Operation in the Future Might Use Green or Commercial Waste

- Speakers at the public hearing expressed concern that future owners might change the operation and include the use of waste material (for example, fish heads) and generate offensive smells.
- The proposed use description in the zoning bylaw specifically “excludes any on-site composting and/or use of any commercial or green waste”.
- WCF very much supports such restrictive wording as its existence depends upon a guarantee of “no green waste” to its customers.

Dust Reduction

Dust can be created by:

- Movement of machinery and trucks on the roadways and in the growing media preparation process at WCF. Dust is also created from similar processes at surrounding farms/ properties. West Creek Farms cannot use chemical dust suppressors on their roadways as these pose a potential risk of contaminating the growing media mixes. A sweeper is used once a week to clear the debris from the yard. During the dry season, sweeping may be done more frequently to minimize dust.
- The main function of the stack above the main production facility is to provide ventilation for the employees working in that area. Stack emissions consist mainly of

air and inert particles of material used to produce the growing media. It should be noted that one of the most dust prone products, perlite, has no significant health effects and is considered a nuisance dust. A sample of this emission was sent to EMSL laboratory in Ontario for analysis. The lab report indicates that the emissions released meets air quality standards as prescribed by the World Health Organization.

Noise Reduction:

- Noise is generated when trucks and loaders use back up beepers or back up horn signals. The back up beepers (which are on the lowest setting for decibels allowable) are a requirement of WCB. This noise is consistent with normal farming operations/ practices.
- In the summer of 2023, neighbours indicated there was a particularly noisy tractor which was replaced in August 2023.
- The Ministry of Agriculture's good neighbour farming guide recommends a strong vegetative buffer to mitigate the noise. WCF has a well-established vegetative buffer.
- The typical approach for cleaning the pavement has been to use a bucket to scrape the surface. This is noisy. A new sweeper was purchased in February 2024 and is now used to sweep the yard once a week.

Vegetative Buffers

- The Ministry of Agriculture, in cooperation with Agriculture Canada and producer organizations, have prepared a comprehensive guide for implementing vegetative buffers for operations in the Agriculture Land Reserve. The guidelines show how vegetative buffers can be used to address environmental concerns and improve neighbour relations in the rural area.
- An effective vegetative buffer mitigates odour, dust, noise and light while providing benefits for visual screening/aesthetics and biodiversity.
- WCF maintains a healthy tree buffer of 10 to 25 feet wide on their own property along all property boundaries.
- WCF more than meets the Ministry of Agriculture and ALC standards. Their buffer serves as an excellent example of a vegetative buffer and sets a high standard that is seldom seen in the Agricultural Land Reserve.

Key Support for Agriculture

West Creek Farms has been in operation since 1986. Since its inception, regulations have changed related to what constitutes a farm, the technology and services required to support successful farming, and the types of activities can be done on agriculture land. These rules and regulations continue to evolve as Agri Business becomes a new frontier and new technologies (drones, robotics, GPS technology, vertical farming, etc.) allow for farming to be done in ways never before considered. WCF started as a farm and had farm status. This status changed in recent years, and WCF has now taken the initiative to seek to align themselves with current zoning regulations.

Since the start of operations, the neighbourhood has also changed, with new developments arising on the hillside and the density of the neighbourhood increasing. Prior to WCF, a

mushroom farm operated on the property. Local residents were happy when that facility closed and WCF was established. WCF started in response to requests from members of the horticulture industry asking for a soil mixing service that created specialized growing media that would support the growth of various plants (food, trees, shrubs, flowers, etc.). WCF now provides the critical base ingredient that is an essential component for food and plant growth within the horticulture industry. Several speakers acknowledged the key support role that WCF provides to the agriculture industry.

The rezoning application by West Creek Farms is supportive of the agricultural goals in the Township's Official Community Plan and the Agricultural Viability Strategy. Further, the Rural Plan highlights:

- The agricultural industry is the largest component of the rural economy.
- Langley has more farms than any other municipality in BC.
- The primary goal of the rural plan is to enhance agricultural viability through recognition and protection of the diverse agricultural lands, preservation of larger lot sizes, creation of policies that reinforce designation of much of the land as ALR and encouragement of the agricultural industry within Langley; and
- The Township of Langley recognizes agriculture to be a priority and a continuing economic activity and land use and shall support the continued development of this industry.

The rezoning application is consistent with the "Agricultural" land use designation of the Metro Vancouver Regional Growth Strategy which states: "Agricultural areas are intended primarily for agricultural uses, facilities and supporting services with an emphasis on food production where appropriate."

The merits of the rezoning application rest on the fact that it is a "farm-related use" which supports agriculture. Permitting the West Creek Farms processing facility in the RU-5 Zone, as approved by the Agricultural Land Commission, is consistent with the following planning rationale:

1. The use is compatible with and will not hinder surrounding agricultural operations.
   The processing of growing media takes place in buildings and infrastructure previously used for a mushroom farm. Unlike the former use there are no offensive odours, and the current use is more compatible with adjacent mixed farming activities by the neighbours.

2. The use is directly related to farm operations in the area.
   The processing facility's location in Glen Valley is in central proximity to the majority of greenhouse, horticulture, and nursery operations in BC and, therefore, directly related to area farm operations.

3. The use provides direct products and services to farm operations as a primary activity.
   The facility produces growing media as its primary activity, an essential part of the supply chain serving farm operations.

4. The use supports agriculture.

   Not only does the processing facility support agriculture, the greenhouse, horticulture and nursery sector is dependent upon a reliable supply of quality growing media. Langley's Agricultural Viability Strategy specifically identifies greenhouses as having potential to enhance agricultural production.

Final Comments: During the Township of Langley public hearing, it was noted by almost all speakers that the current ownership has been responsible in their practices and have been responsive to any complaints. It was also acknowledged that West Creek Farms provides a necessary service to the Agricultural Industry. During the recent pandemic, the province designated West Creek Farms as an "essential service".

The majority of concerns were related to potential impact on the West Creek watercourse. The flood and watercourse concerns have been addressed by consultants with expertise in this matter. Widespread pollution impacting Fisheries is not an environmental concern.

There were also concerns related to the possibility of future owners not being responsible neighbours. It should be noted that the current zoning already allows for various forms of agriculture including mushroom farming, greenhouses, dairy operations, and other uses such as marine storage, etc. The Agricultural Land Commission has clearly specified the limits within which West Creek Farms can continue to operate. As well, the proposed wording for the zoning bylaw description of the use should address these concerns because "**any on-site composting and/or use of any commercial or green waste"** is specifically excluded.

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

ATTACHMENT C

January 27, 2023

ALC File: 62964

Kurt Alberts

DELIVERED ELECTRONICALLY

Dear Kurt Alberts

Re: Reasons for Decision - ALC Application 62964

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #35/2023). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a $150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33.1 of the *Agricultural Land Commission Act* ("ALCA"), the Chair of the Agricultural Land Commission (the "Commission") has 60 days to review this decision and determine if it should be reconsidered by the Executive Committee in accordance with the ALCA. You will be notified in writing if the Chair directs the reconsideration of this decision. The Commission therefore advises that you consider this 60 day review period prior to acting upon this decision.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
  - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
  - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per ALC Policy P-08: Request for Reconsideration.

Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca

Yours truly,

Evans A. Frimpong

Evans Frimpong, Land Use Planner

Enclosures: Reasons for Decision (Resolution #35/2023)
Schedule A: Decision Map

cc: Township of Langley (11-26-0022/AL100399) Attention: Alex Rowley

62964d1

AGRICULTURAL LAND COMMISSION FILE 62964
REASONS FOR DECISION OF THE SOUTH COAST PANEL

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicant:	West Creek Farms Ltd.
Agent:	Kurt Alberts
Property:	Parcel Identifier: 001-912-577 Legal Description: Parcel “C” (Reference Plan 4427 of the Northwest Quarter of Section 26 Township 11 New Westminster District Civic: 25044 - 88 Avenue, Langley, BC Area: 8.4 ha (8.4 ha within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse’ Holger Schwichtenberg

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* ("ALCA").

[2] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 20(2) of the ALCA to use 4 ha of the Property to continue operating a growing media processing and distribution facility (the "Processing Facility") (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

> 6 (1) The following are the purposes of the commission:
>
> (a) to preserve the agricultural land reserve;
>
> (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
>
> (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
>
> (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
>
> (a) the size, integrity and continuity of the land base of the agricultural land reserve;
>
> (b) the use of the agricultural land reserve for farm use.

EVIDENTIARY RECORD

[4] The Proposal, along with related documentation from the Applicants, Agent, local government, third parties, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

BACKGROUND

[5] The Property is located in the Township of Langley and is bordered by the Fraser River on the north, and West Creek on the south and west. The Application materials state that the Applicant has owned the Property since 1985.The northern half of the Property (approximately 4.3 ha) is used for forage (along 88th Ave). The southern half of the Property (approximately 4 ha) contains the proposed non-farm use area, which includes a 185 m^2 principal residence, a 185 m^2 office, and the 2,681 m^2 Processing Facility. The proposed non-farm use area is also used for storing raw materials for the Processing Facility. The Applicant states that they have produced growing medium on the Property for over 35 years as a supplier for the greenhouse, horticulture, and nursery sectors in British Columbia.

[6] The Township of Langley forwarded this Application to the Commission "*for consideration based on agricultural merits*". The Proposal is consistent with the Township of Langley's (the "Township") Official Community Plan designation of Agriculture but is inconsistent with the Township's Zoning Bylaw designation of Rural Floodplain (RU-5). The Property is designated as Agricultural/Countryside in the Township's "Rural Plan". Should the application be approved by the Commission, the Township will require the Applicant to submit a rezoning application for a site-specific text amendment to the RU-5 Zone to permit the Processing Facility.

ANALYSIS AND FINDINGS

[7] Section 11(2)(a) of the Agricultural Land Reserve Use Regulation permits the use of ALR land for processing farm products provided at least 50% of the farm product being processed is produced on the parcel containing the processing facility (or by an association to which the landowner belongs). The Application materials state that a 2015 BC Assessment review of the Property's use code first identified that the Processing Facility may not comply with s.11(2) of the ALR Use Regulation. The Application was submitted in response.

[8] The Panel considered the impact of the proposed non-farm use on agricultural use on the Property and on surrounding ALR lands. The Panel referred to the Agricultural Report and Environmental Farm Plan Review that was included in the Application materials, prepared by Dave Melnychuk on February 7, 2022 (the "Melnychuk Report"). The Melnychuk Report states that the forage fields on the Property are poorly drained and experience high water tables and surface flooding during the Fraser River freshet, which restricts normal farm equipment activity and "*allows for a very narrow range of cropping options".* Additionally, the Melnychuk Report states that all setbacks for structures associated with the West Creek Farm operations are compliant with the Agricultural Environmental Management Code of Practice (AEMCoP) and the recommended setbacks as outlined in the Environmental Farm Plan Reference Guide. Further, the Panel referred to the seven letters of support from the agricultural community for the Proposal that were included in the application. The letters explained how growing media produced by West Creek Farms support the agricultural and horticultural industries across the province.

[9] The Panel appreciated the information provided in the Melnychuk Report, confirming that agricultural use of the northern half of the Property is limited and not supportive of normal farm equipment activity due to poor drainage. The Panel is encouraged that West Creek Farms supports the greenhouse, horticulture and nursery sector with its products (growing media) across the province. The Panel finds that the Processing Facility provides an essential service to agriculture, and therefore supports the purposes of the ALR by providing materials for the greenhouse, horticulture and nursery industries.

[10] The Panel then considered the impact of the non-farm activity on the surrounding ALR land, specifically, the impact of the Processing Facility on the Property's high-water table. However, the Panel's potential concerns were allayed by the Melnychuk Report, which indicates that West Creek Farms is complaint with all setbacks as recommended in the Environmental Farm Plan Reference Guide. The Panel therefore finds that the existing facility has minimal impacts on the surrounding ALR land.

[11] In spite of the Panel's support for the Processing Facility, the Panel reminds the Applicant that any expansion of the non-farm use requires ALC's consideration through the submission of a new non-farm use application.

DECISION

[12] For the reasons given above, the Panel approves the Proposal to use 4 ha of the Property to continue operating a growing media processing and distribution facility subject to the following conditions:

(a) Siting of the non-farm use in accordance with Schedule A

(b) No further expansion of the non-farm use without approval of the ALC through the submission of a new non-farm use application.

(c) Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.

[13] Should the above conditions of approval not be completed to the satisfaction of the ALC within the timeframe(s) specified, the approval will expire, and a new application may be required.

[14] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[15] These are the unanimous reasons of the Panel.

[16] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[17] Resolution #35/2023
Released on January 27, 2023



Ione Smith, Panel Chair
On behalf of the South Coast Panel

Schedule A: Decision Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.016 **H.1**

LOCAL GOVERNMENT: Langley



ALC FILE NO:	RESOLUTION NO:
62964	XX/2023

MAP PRODUCED: January 19, 2023

MAP SCALE: 1:2,500

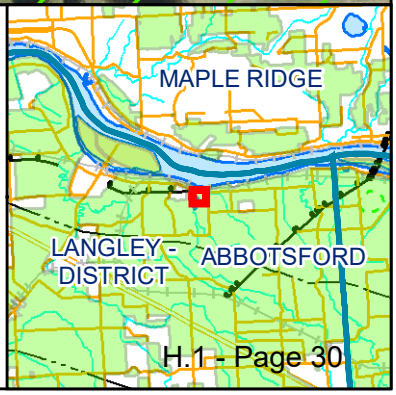
DATA SOURCES & NOTES:
ALC, BCGW & ESRI / Township of Langley. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Non-Farm Use Area (~4.1 ha)
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre

0 20 40 60 80 100

Metres



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6234

EXPLANATORY NOTE

Bylaw No. 6234 is a housekeeping amendment bylaw to:

1) Revise Section 4.02 to provide greater flexibility for Acting Mayor scheduling; and
2) Delete Section 11.08

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

COUNCIL PROCEDURE BYLAW 2016 NO. 5199

AMENDMENT BYLAW NO. 6234

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 "*Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6234*".

2. The "*Council Procedure Bylaw 2016 No. 5199*" as amended, is further amended:

   a) Replace the text in Section 4.02 with the following text:

      "Schedule and Designation of Acting Mayor
      At the Inaugural Meeting of Council, a timetable designating council members as Acting Mayor must be approved by resolution. The timetable may be amended from time to time, as deemed necessary by Council.

      As Acting Mayor, the designated Councillor is responsible for acting in the place of the Mayor when the Mayor is absent, unable to act, or the office of Mayor is vacant. The Acting Mayor has the same powers and duties as the Mayor."

   b) Delete Section 11.08 and the corresponding section title in their entirety.

3. "*Council Procedure Bylaw 2016 No. 5199 Amendment Bylaw No. 6234*" shall come into force on November 2, 2026.

PUBLIC NOTICE GIVEN THE 8TH OF JUNE, 2026.

READ A FIRST TIME the	15	day of	June	, 2026
READ A SECOND TIME the	15	day of	June	, 2026
READ A THIRD TIME the	15	day of	June	, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6226

EXPLANATORY NOTE

Bylaw No. 6226 amends Fees and Charges Bylaw 2007 No. 4616, as amended, to replace "Schedule 14: Development Services" with a new "Schedule 14: Development Services".

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6226

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. 6226”.

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 “Fees and Charges Bylaw 2007 No. 4616” as amended is further amended:

   a) by replacing Schedule 14: Development Servies with a new Schedule 14 attached to and forming part of this bylaw.

READ A FIRST TIME the	25	day of	May	, 2026
READ A SECOND TIME the	25	day of	May	, 2026
READ A THIRD TIME the	15	day of	June	, 2026
ADOPTED the		day of		, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 14. DEVELOPMENT SERVICES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6226

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
Zoning Bylaw (map amendment) and/or Heritage Revitalization Agreement [1,2,3]	R, RU or SR zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed lot	$125.00
	RM zone	
	Initial application fee	$5,195.00
	Supplemental fee per proposed residential unit	$125.00
	CD zone	
	Initial application fee	$6,235.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	C zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00
	M zone	
	Initial application fee	$4,675.00
	Supplemental fee per m^2 of gross site area being rezoned	$0.80
	P zone	
	Initial application fee	$4,675.00
	Supplemental fee per proposed residential unit	$125.00
	MH-1 or FH-1 zone	
	Initial application fee	$3,950.00
	Supplemental fee per lot or unit	$125.00
Zoning Bylaw (text amendment)	Application fee	$4,310.00
Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text)[4]	Application fee	$6,235.00
Development Permit and/or Heritage Alteration Permit[5,6,7]	Initial application fee	$3,690.00
	Supplemental fee:	
	per m^2 of gfa for commercial and non-residential comprehensive development	$1.25
	per m^2 of gfa for industrial and rural development	$0.80
	per m^2 of gfa for institutional	$0.30
	per proposed residential unit	$125.00
Development Variance Permit	Application fee	$3,690.00
Temporary Use Permit	Application fee	$3,690.00
Telecommunication Tower	Application fee	$3,690.00
Liquor Licencing	New Liquor Primary Licence and/or permanent relocation of an existing Liquor Primary Licence and/or Community Gaming Facility or Casino	$3,585.00
	Amendment to an existing Liquor Primary Licence	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement within the ALR	$500.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,235.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$225.00

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
ALR	Fees as established by the Agricultural Land Commission	
Subdivision	Conventional, Bareland Strata, Air Space and Strata Conversion application fee plus additional fee per lot proposed to be created	$3,740.00 $125.00
	Where an applicant makes a significant amendment to a subdivision application resulting in a new letter of decision; or a significant amendment to a letter of decision; or additional fee where a subdivision letter of decision is extended beyond the expiry date	$1,245.00
	Phased Strata Form P Approval	$1,245.00
	Phased Strata Form P Amendment	$520.00
	Phased Strata Plan Approval	$520.00
Streamside Protection and Enhancement Development Permit	Development Permit	$3,845.00
	Modification Request	$1,975.00
Erosion and Sediment Control Permit	Application fee[10]	$550.00
	Exemption fee	$550.00
	Extension fee	$550.00
	Amendment fee	$550.00
	Re-inspection fee	$260.00
Other	Development Engineering Administration fee payable prior to final reading, final subdivision approval or permit issuance	$625.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,245.00
	Landscape Re-inspection fee	$260.00
	Legal Document Review and/or Signing fee	$520.00
	Community Planning Administration Fees[9] Willowbrook[8] Fee per unit being rezoned.	$160.00
	Neighbourhood Planning Administration Fees[9] Gordon[8] Fee per unit being rezoned.	$292.50
	Smith[8] Fee per unit being rezoned.	$167.00
	Williams Fee per gross acre being rezoned.	$2,465.00
	Willoughby Transit Corridor[8] Fee per residential unit being rezoned.	$220.00
	Yorkson[8] Fee per residential unit being rezoned.	$149.00
	Walnut Grove Stage 9 (Redwoods)[8] Fee per unit being rezoned.	$171.00
	Booth, Fernridge and Rinn (in Brookswood-Fernridge) Fee per gross acre being rezoned.	$1,991.69

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
Extraordinary Charges	Development applications creating extraordinary costs for the Township shall reimburse the Township on the basis of:	
	• Each additional staff report to Council greater than 2	$1,245.00
	• Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application	At cost
	• Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings	At cost
	• Where an applicant makes a significant change to the land use and/or site layout of an application resulting in a new File Review Letter	$3,750.00
	Research and information request	At cost
Refundable Portion of Development Application Fees	Upon written request of the owner to withdraw an application: 1. 90% of the initial application fee shall be refunded if such request is received within 14 days of application or 2. $1,000.00 of initial application fee shall be refunded for an application to amend the Zoning Bylaw or OCP Bylaw if such request is received, or if Council declines the application, prior to referral to a Public Hearing	
Cannabis Retail Licence	New cannabis retail store and/or permanent relocation of an existing Cannabis Retail Licence	$3,585.00
	Amendment to an existing Cannabis Retail Licence	$2,235.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	$225.00

NOTES:

1 Supplemental fees payable prior to final reading of bylaw
2 Maximum application fee payable $50,000
3 Where one rezoning application proposes more than one zone the highest zone fee shall apply
4 Where one application proposes to amend a Neighbourhood Plan or Official Community Plan, only one fee is payable under this category
5 Supplemental fees payable prior to issuance of a building permit. Single family lots payable prior to issuance of Development Permit
6 Where an application incorporates a Development Variance Permit, each fee category applies
7 Maximum application fee payable $50,000
8 For a non-residential development, the fee is based on 10 units per gross acre
9 No administration fee is payable where lands are being rezoning for Civic Institutional P-1 purposes
10 Or as calculated by the ESC Coordinator at 5% of the supply, installation and maintenance costs up to $2,200

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 29, 2026
FROM:	CORPORATE PROJECTS DIVISION	**FILE NO:**	0810-30
SUBJECT:	WALNUT GROVE DOG OFF-LEASH PARK		

The purpose of this memorandum is to provide an interim status update to Council, further to a previous Council motion directing staff to:

"report to Council with potential additions, renovations and improvements for the Walnut Grove Dog Off-Leash Park, otherwise known as the Port Kells Substation Off-Leash Dog Park in Walnut Grove".

Staff have been in communication with BC Hydro and FortisBC staff to review the current site uses and also confirm the feasibility of making any proposed improvements, particularly as they relate to tree planting, fencing, grading, and any works within areas affected by existing utility infrastructure or clearance requirements.

The Walnut Grove Dog Off-Leash Park is a valued and well-used community amenity that supports daily recreation and social interaction for residents and their dogs. As a high-use facility, the park has experienced ongoing wear in several areas, and staff have identified opportunities to improve site function, user experience, durability, and overall maintenance outcomes. In response to Council's direction, staff have reviewed the park and identified a range of potential improvements that could be advanced as part of a coordinated upgrade program, including:

- regrading to address localized drainage issues and improve site conditions during wet weather
- replacement of existing wood rail fencing
- reconfiguration of gates and fencing to improve access, circulation, and operational functionality
- addition of a gravel perimeter trail to provide a defined walking route and reduce wear on informal desire lines throughout the site
- supplemental benches and other seating opportunities
- general turf grass improvements
- added protection of selected areas of the park to allow for re-naturalization and vegetation recovery
- Tree planting, subject to utility-related constraints. Any proposed tree planting would be limited to locations acceptable to BC Hydro and FortisBC, with species selection and placement to be determined through detailed design and technical review

As mentioned above, staff have been in communication with BC Hydro and FortisBC staff to confirm the feasibility of the proposed improvements. Based on these discussions, staff are satisfied that the proposed improvements can continue to be explored through the next stage of project development, subject to detailed design, technical confirmation, and any applicable utility and regulatory requirements.

Staff will now proceed with design development for the identified improvements, including any required technical review, agency coordination, and regulatory approvals. As part of that work, staff will refine the scope of the project, confirm feasibility, and establish more detailed cost estimates. Following completion of this design development work, staff intend to include a funding request for Council's consideration within the 2027–2031 Capital Budget process.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 29, 2026
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	0810-30
SUBJECT:	TEMPORARY TRAINING STRUCTURE – ALDERGROVE MINOR BASEBALL		

The purpose of this memorandum is to provide Mayor and Council with an update on a proposed temporary solution for the batting cage facility at Aldergrove Athletic Park.

Following the fire that destroyed the batting cages and shade structure at Aldergrove Athletic Park, Council directed staff at the April 27, 2026 Regular Meeting to consult with Aldergrove Minor Baseball Association (AMBA) on the potential rental of an interim indoor training area. Council also approved a temporary shade structure and storage for the seniors group, which has since been installed and is now in use.

Insurance funding related to the fire-damaged batting and pitching facility may be used either to purchase a temporary structure for interim use or to contribute toward a permanent long-term solution. The final insurance settlement amount is expected to be confirmed in July 2026. As part of the insurance claim, the Township is responsible for a $50,000 deductible. Staff continue to work with the Township's insurer to finalize the claim and will report back once the funding amount has been confirmed.

Since the fire, AMBA has explored several options for securing alternative indoor training space. However, AMBA has been unable to identify a facility that meets both its budget and scheduling requirements. As a result, AMBA currently has no access to suitable indoor training space, limiting opportunities for athletes to practise and develop during the indoor season.

To address this immediate need, staff have identified two temporary options:

1. Rent a temporary fabric structure at a cost of $1,890 per week, or approximately $98,280 annually; or
2. Purchase a temporary fabric structure for approximately $90,000.

Either option would provide the exterior structure required for an indoor training facility.

Staff estimate that, under either option, an additional $55,000 would be required for associated site improvements, including LED lighting, two batting and pitching cages, and a synthetic turf surface to support AMBA programming. To make the site fully operational, staff would also replace the doors on the existing brick building to provide secure equipment storage, repair the electrical infrastructure damaged in the fire, and install perimeter fencing around the temporary structure to help reduce the risk of vandalism.

If the purchase option is selected, staff estimate that a total budget of $145,000 would be required to purchase and install the temporary structure and complete the associated site improvements.

Staff have discussed the temporary structure concept with AMBA, and the association has expressed support for the concept. AMBA has indicated that timely installation would allow athletes to resume indoor training as soon as possible while a permanent replacement facility is being considered. Staff will continue to refine the temporary structure option in consultation with AMBA.

In addition to this temporary solution, staff are preparing a separate report to Council for the second meeting in July 2026. That report will outline potential options, locations, recommendations, and funding requirements for a permanent replacement batting and pitching facility at Aldergrove Athletic Park.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 29, 2026
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	5600-05-001
SUBJECT:	2025 ANNUAL WATER QUALITY REPORT		

The purpose of this memorandum is to provide Mayor and Council with information regarding the 2025 Water Quality Report.

The 2025 Water Quality Report presents the results of the Township's drinking water monitoring program between January 1 and December 31, 2025 including source well water and distribution water quality. A copy of the report is included as Attachment A.

The BC Drinking Water Protection Act and Regulation requires that all water suppliers prepare and make public an annual water quality report. This report will be posted on the Township of Langley's website, and the Fraser Health Authority will also be provided with a copy.

Water quality monitoring results for 2025 indicate that the Township's water is potable and safe for public consumption.

Source water quality met the requirements of British Columbia Drinking Water Protection Regulations and the Guidelines for Drinking Water Quality (GCDWQ) for microbial parameters. There were two samples that tested positive for total coliforms. For each sample Fraser Health was notified, and the well was flushed and resampled until two consecutive samples tested negative in compliance with the Township's Water Emergency Response Plan (WERP)

Some source water samples exceeded the health based Maximum Acceptable Concentration (MAC) and Aesthetic Objective (AO) for semi annual routine parameters. Aldergrove Well 4 tested high for nitrates, and most wells tested above the MAC for manganese. However, due to the blending and treatment of all Aldergrove wells at the Aldergrove Water Treatment Plant (AWTP), the water conveyed to the distribution system is within the Guidelines for Canadian Drinking Water Quality (GCDWQ). Brown Park is being closely monitored for elevated levels of both iron and manganese but remains within GCDWQ requirements.

In the distribution system, there were nine samples that tested positive for total coliforms. There were no positive samples for E. coli. The positive samples were communicated to Fraser Health, and the areas were flushed and resampled until two consecutive samples tested negative in compliance with the Township's WERP.

The Township follows the GCDWQ recommended pH operational guideline of 7.0 to 10.5 for finished water. In the Township's distribution system, the average pH was 8.04.

In 2025, construction continued on the Jericho Pump Station in Willoughby and a temporary pump station was built and commissioned for the Brookswood Heights neighbourhood. A new contract was signed with Bureau Veritas, a Canadian Association of Lab Accreditation (CALA) lab, to continue testing Township water samples. A new rechlorination station was added to Brawn Pump Station to boost disinfection rates in communities of Gloucester, Aldergrove, and Murrayville.

Staff will continue to seek improvements to the water supply and distribution systems and continue to work closely with Fraser Health, Metro Vancouver, and the public to provide high quality water to Township residents and businesses.

ATTACHMENT A 2025 Water Quality Report



2025 Annual Water Quality Report

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Executive Summary

The Township of Langley 2025 Annual Water Quality Report is required under the British Columbia Drinking Water Protection Regulation. The annual report summarizes the analysis of over 1,500 water quality samples that were collected from the Townships' source and water distribution systems and analyzed by accredited water testing labs.

The Township's water is primarily sourced from the Greater Vancouver Water District (GVWD) and augmented by eight groundwater wells servicing Aldergrove and Acadia. A staff of 62 maintain approximately 605 km of water main from source to service connection, including flushing, reservoir cleaning and inspection programs. Field staff hold a variety of Environmental Operator Certification Program (EOCP) certifications and are supported by several professional and technical personnel. There are an additional three independent groundwater wells that individually service Brown, Ponder, and Williams Park that are not connected to the Municipal water system.

The Township of Langley continued to uphold its commitment to delivering safe, high-quality drinking water to approximately 135,000 residents in 2025. The Township's drinking water met the requirements of the DWPR and the Health Canada Guidelines for Drinking Water Quality (GCDWQ). Over 1,500 water samples were collected in 2025, of which 11 samples tested positive for total coliforms and were swiftly addressed. Groundwater in Aldergrove continues to contain elevated levels of iron, manganese, and nitrates; however, after blending, filtration, and treatment at the Aldergrove Water Treatment Plant (AWTP), the treated water falls within GCDWQ requirements. A new rechlorination station was installed at the Brawn Pump Station in 2025 to improve chlorine residual levels in Gloucester, Aldergrove, and Murrayville.

Challenges due to aging infrastructure and changing flow patterns continue to be addressed with ongoing replacement strategies, regular maintenance, and increased standards for the construction of new water infrastructure.

The Township's multi-barrier approach encompasses source protection, treatment, and distribution maintenance to ensure that drinking water remains safe and reliable.

The 2025 results confirm that the Township's water is potable and compliant with all regulatory standards, with continuous improvements planned to meet future demands.

Acronyms

AC	Asbestos Cement
ALARA	As Low As Reasonably Achievable
AO	Aesthetic Objective
AWTP	Aldergrove Water Treatment Plant
BTEX	Benzene, Toluene, Ethyl Benzene, Xylene
CCCP	Cross Connection Control Program
CFU/ml	Colony Forming Unit/ml
DWPR	Drinking Water Protection Regulation
EMS	Environmental Monitoring System
EOCP	Environmental Operators Certification Program
GARP	Groundwater At Risk of Containing Pathogens
GCDWQ	Health Canada (September 2022) Guidelines for Canadian Drinking Water Quality
GVRD	Greater Vancouver Regional District
GVWD	Greater Vancouver Water District
HAA	Halo Acetic Acid
HPC	Heterotrophic Plate Count
MAC	Maximum Acceptable Concentration
MDL	Minimum Detectable Level
mg/L	Milligram per Litre
mL	Milliliter
ML	Megalitre
MLD	Megaliter per Day
MPN	Most Probable Number
NTA	Nitrilotriacetic Acid
NTU	Nephelometric Turbidity Unit
PAH	Polycyclic Aromatic Hydrocarbon
pH	Measure of acidity, pH of 7 is neutral
PRV	Pressure Reducing Valve
SCADA	Supervisory Control and Data Acquisition
SRU	Salmon River Uplands
THM	Trihalomethane
TOC	Total Organic Carbon
TOL	Township of Langley
VOC	Volatile Organic Carbon
WERP	Water Emergency Response Plan
WQMRP	Water Quality Monitoring and Reporting Plan (For GVRD and Member municipalities)

Introduction

The BC Drinking Water Protection Regulation (DWPR) requires all water suppliers to produce and make public an annual water quality report. This report, along with previous annual reports, is available in PDF format at www.tol.ca.

As the final safeguard for drinking water, a robust water quality monitoring program ensures the safety and cleanliness of the water as well as early detection of issues with drinking water infrastructure.

Home to approximately 155,000 residents and sitting on the traditional territories of the q̓iċəy̓ (Katzie), q̓ʷɑ:n̓ƛ̓ən̓ (Kwantlen), Máthxwi (Matsqui), and Se'mya'me (Semiahmoo) First Nations communities. The Township of Langley provides water to approximately 135,000 residents, with the remainder being supplied by individual wells or private water systems.

This report highlights the Township of Langley's water quality monitoring program and the safety of the water delivered.

Water Source Information

The primary source of water in the Township of Langley is from the Greater Vancouver Water District (GVWD). Water is conveyed to the Township primarily from the Coquitlam Lake Reservoir via the GVWD water network to the Jericho Reservoir located in the Township's Willoughby neighbourhood.

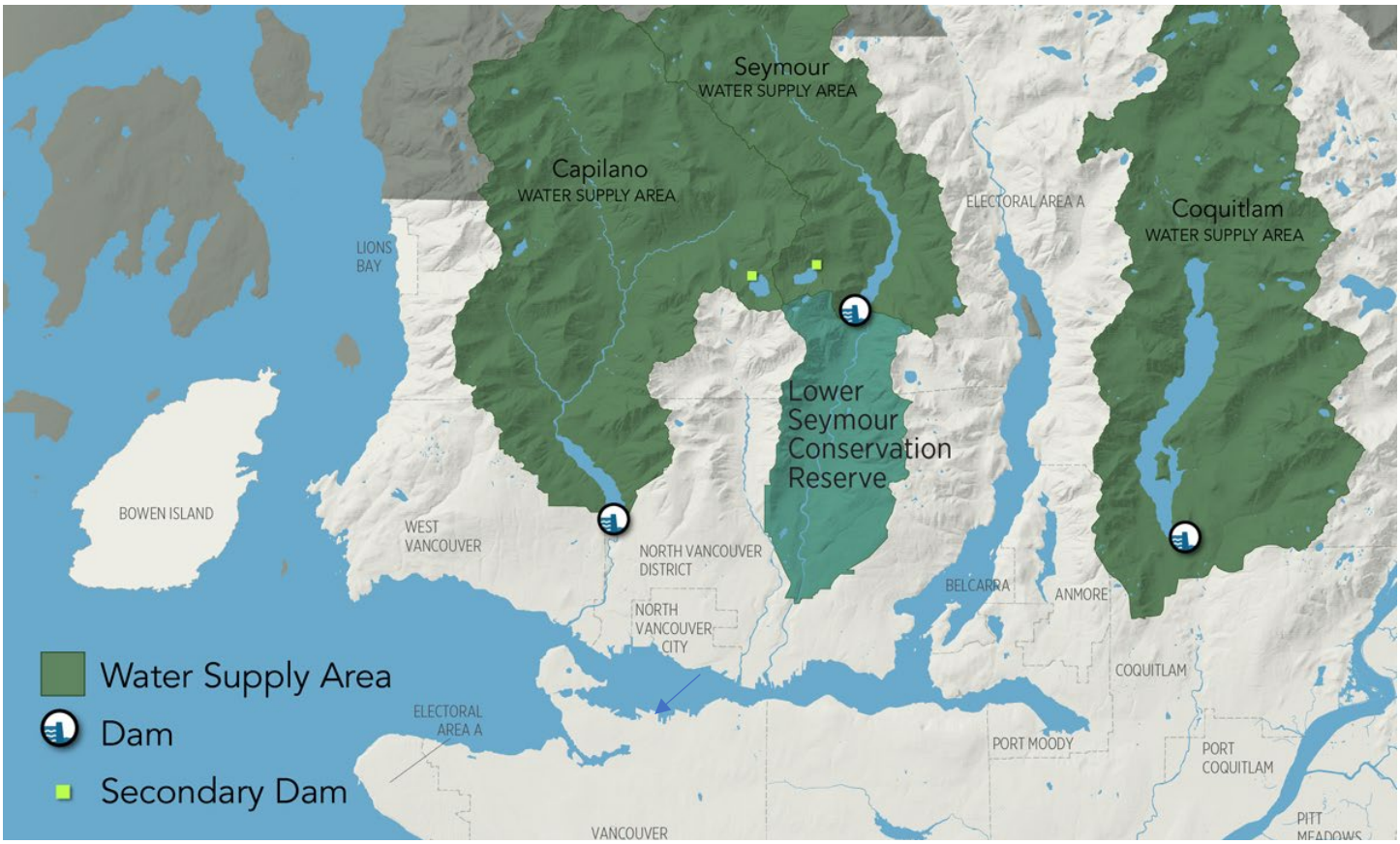


Figure 1: Greater Vancouver Watersheds

Source waters within the Township include the central community of Acadia supplied by two municipal groundwater wells, and the eastern community of Aldergrove, supplied by six municipal groundwater wells. Aldergrove water is also supplemented by GVWD via the East Langley Watermain.

In addition to the eight municipal groundwater wells, the Township operates three independent water systems servicing Brown, Ponder, and Williams Parks.

All wells are secured to minimize access to the well heads.

Those residents not serviced by the Township access water from either private or community wells.

The water systems within the Township of Langley can be viewed in Figure 2.

Water Treatment Process

Water supplied by the GVWD is treated prior to being conveyed to the Township. The Coquitlam Water Treatment Plant supply is treated with ozone and UV light, but is not filtered. Supplemental water from the Seymour Capilano Filtration Plant is filtered, treated with UV light and is subject to pH adjustment.

For more information on GVWD water treatment please see the Greater Vancouver Water District annual water quality report.

Water servicing the community of Aldergrove and the industrial area of Gloucester is composed of a blend of GVWD water and groundwater treated at the Aldergrove Water Treatment Plant (AWTP). Water from the Aldergrove wells is generally high in manganese and nitrate. The process of blending, treating and filtering the water from these six groundwater wells at the AWTP causes both substances to meet the desired aesthetic objective (AO) and maximum acceptable concentration (MAC) before entering the water distribution system.

The Township aims to always provide clean and safe drinking water to consumers through its use of chlorination and treatment. Throughout the Township's water distribution system and at the AWTP, a small amount of sodium hypochlorite is added to the water to sustain chlorine residuals for continued disinfection in the water distribution system. An additional rechlorination unit was installed at Brawn Pump Station in 2025 to improve disinfection for Aldergrove, Gloucester, and Murrayville.

Distribution System Overview

There are four water systems in the Township: Northwest, Southwest, East Langley, and Acadia. The Northwest System can also feed the Eastern System and Murrayville. Water from the Eastern System can feed Murrayville if required. Acadia is an isolated system servicing approximately 29 properties in Central Langley. See Figure 2 below.

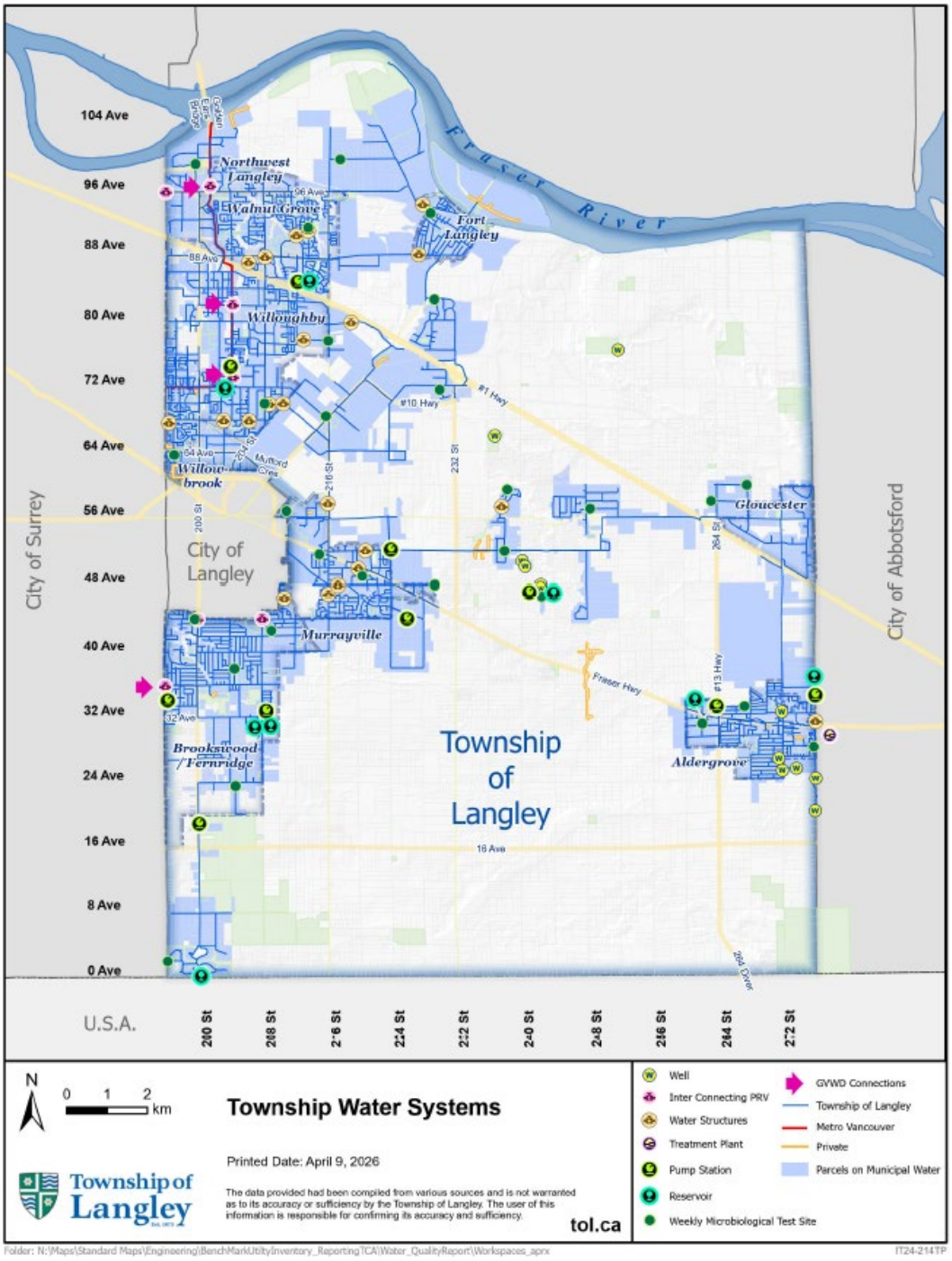


Figure 2: Map of TOL Water Systems and Infrastructure

Brown, Ponder, and Williams Park each function as individual water systems with no interconnects to the Township municipal water distribution system. Park locations are shown in Figure 3.

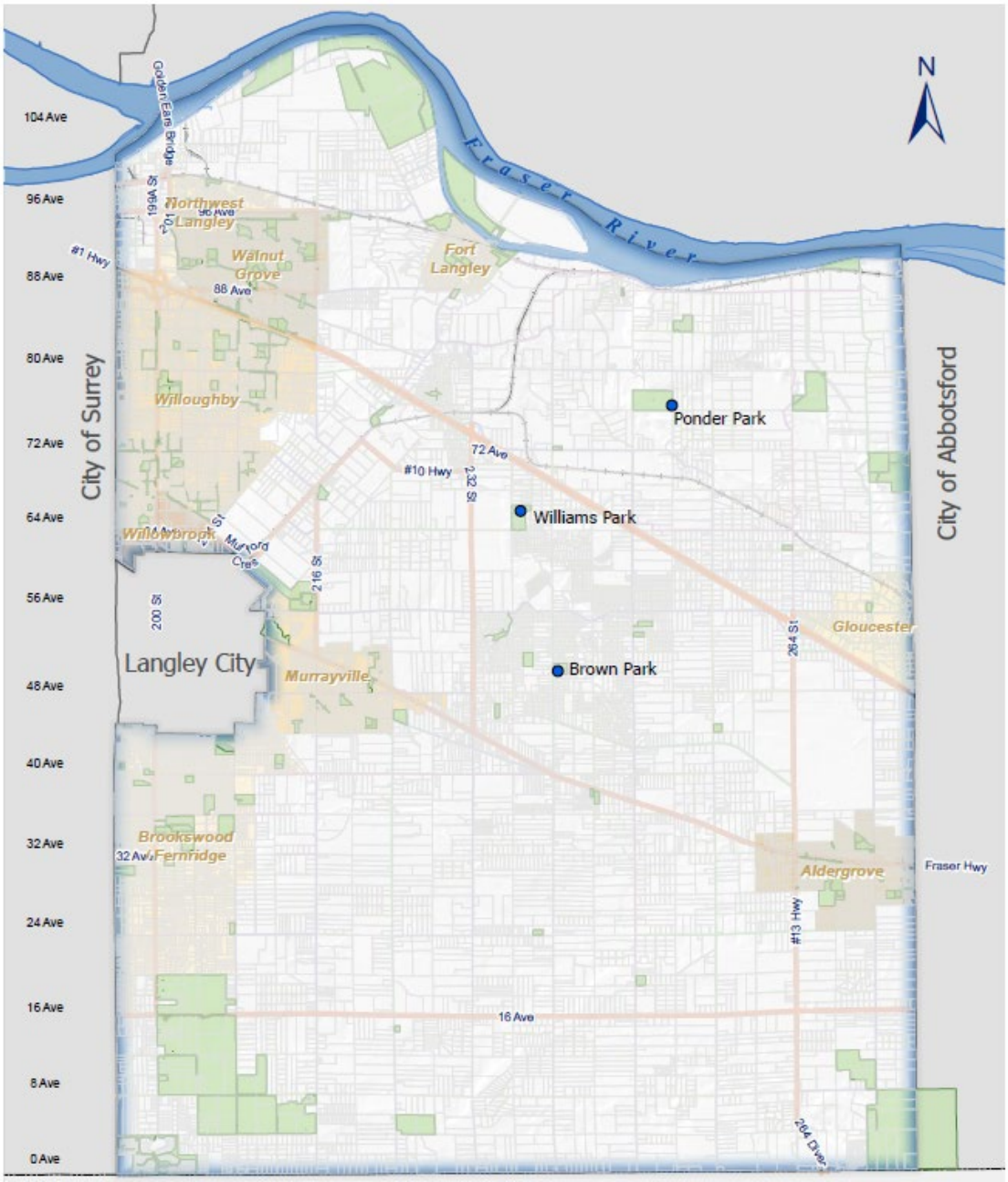


Figure 3: Location of Williams, Brown and Ponder Parks

The Otter Road and Last Chance water systems, centrally located within the Township, are community owned water systems and are neither operated nor maintained by the Township of Langley.

In case of emergencies, the Township's water is interconnected to the neighbouring City of Abbotsford, City of Langley, and City of Surrey.

System Inventory

A complete list of infrastructure required to deliver water can be found in Table 1 and Table 2 below.

Name	Name
48 Avenue PRV	Labonte PRV
216 Street PRV	Tall Timber PRV
52 Avenue PRV	96 Avenue PRV
203 Street PRV	50 Avenue PRV
88 Avenue PRV	Worrell PRV
212 Street PRV	206 Street PRV
208 Street PRV	Acadia Reservoir and Pump Station
201 Street PRV	Brookswood Reservoirs and Pump Station
213 Street PRV	Brookswood PRV and Pump Station
87 Avenue PRV	Willoughby Reservoir, PRV and Pump Station
82 Avenue PRV	Strawberry Reservoir and Pump Station
Maysfield Crescent PRV	Murrayville Pump Station
196B Avenue PRV	Aldergrove West Reservoir and Pump Station
Billy Brown PRV	Aldergrove East Reservoir and Pump Station
78 Avenue PRV	High Point Reservoir and Pump Station
70 Avenue PRV	19 Avenue Pump Station
McLeod PRV	Brawn Pump Station

Table 1: Water System Infrastructure Locations

Well Name	EMS	Year Drilled / Redeveloped	Rated Capacity (L/s)	Depth (m)
Acadia Well 1	E243968	1973 / 2001 / 2011	4.5	49
Acadia Well 2	E218073	2008	3.5	43
Aldergrove Well 4	E218079	1977 / 200 / 2010	13	31
Aldergrove Well 6	E244334	1995 / 2007 / 2010 / 2013 / 2015	44	34
Aldergrove Well 7	E218082	1978 / 2004 / 2010 / 2014	44	34
Aldergrove Well 8	E218081	1985 / 2002 / 2003 / 2009	57	44
Aldergrove Well 9	E259837	2004 / 2009	30	41
Aldergrove Well 10	E259838	2005 / 2012	45	50
Williams Park Well	N/A	1979	0.95	77
Brown Park Well 1	N/A	2007	1.89	68
Brown Park Well 2	N/A	1981	1.58	19
Ponder Park Well	N/A	1982	0.63	67

Table 2: Municipal Well Data

Township water is supplied through approximately 605 kilometres of water main, with 67% being constructed of PVC pipe. The Township's water distribution network consists of 99% of pipe that was installed after 1970. The largest expansion of the water distribution network came in the decade of the 1970's, where 25% of the total length was installed. A full breakdown of material and system age can be seen in Appendix E.

Annual Water Demand

The Annual Water Demand in 2025 was 18,528 ML, of which approximately 1,030 ML (5.5%) was supplied from Township groundwater and the remaining 17,478 ML (94.5%) by GVWD. In 2025 the Township experienced an estimated 5.96% increase in population and a 3.6% increase in water usage compared with 2024. Table 3 below shows the annual water volume by source.

		2023	2024	2025
NW Langley				
	201 PRV	4,631,160	4,309,506	4,270,820
	82 PRV	3,046,716	2,862,450	3,144,929
	Willoughby BPS	1,000,856	768,934	973,802
	Willoughby PRV	2,097,756	2,597,229	2,902,804
	206 PRV	730,437	683,131	441,715
	Worrell PRV	480,890	551,336	403,107
	Total	**11,987,813**	**11,772,586**	**12,137,178**
South Langley				
	McLeod PRV	410,243	360,285	443,961
	36 Ave-MV	1,688,457	2,287,558	2,420,925
	Brawn-Murrayville	1,519,268	638,091	619,401
	Total	**3,617,968**	**3,285,934**	**3,484,288**
East Langley				
	Brawn	1,420,846	1,377,031	1,885,938
	AWTP	1,493,681	1,415,382	1,012,092
	Total	**2,914,527**	**2,792,413**	**2,898,030**
Acadia		**12,283**	**9,012**	**9,001***
	GVWD - Jericho	**17,026,627**	**16,435,550**	**17,507,403**
	Groundwater	**1,505,875**	**1,424,656**	**1,030,094**

Table 3: Water Consumption by Source

**Underreported consumption due to Acadia meter not working for two months.*

The average residential per capita water usage in 2025 was estimated to be 211 L/capita/day. This is a reduction from the approximate 233.5 L/capita/day in 2024.

Water Quality Monitoring

The GCDWQ promotes *"the use of a multibarrier approach that includes source water protection, adequate treatment including disinfection, and the well maintained distribution system can reduce microorganisms to levels that have not been associated with illness, as well as meet the guidelines…"*

The Township follows a routine BC DWPR water sampling and testing program to maintain the delivery of safe, high quality drinking water to its consumers. EOCP certified Water Distribution Operators take samples and test water at local supply sources and various points throughout the water distribution system. Weekly water samples are tested at a Township contracted lab and the GVWD Lab, both of which are Canadian Association for Laboratory Accreditation (CALA) certified for testing of routine physical and microbiological parameters as per Schedule A of the BC DWPR. Quarterly, summer and winter samples are also collected and tested for microbial, chemical, and physical parameters. The GVWD also samples water before it enters the Township's distribution system.

Schedule A	
Water Quality Standards for Potable Water	
Parameter	Standard
Fecal coliform bacteria	No detectable fecal coliform bacteria per 100 ml
Escherichia coli	No detectable Escherichia coli per 100 ml
Total coliform bacteria	
a. 1 sample in a 30 day period	No detectable total coliform bacteria per 100 ml
b. more than 1 sample in a 30-day period	At least 90% of samples have no detectable total coliform bacteria per 100 ml and no sample has more than 10 total coliform bacteria per 100 ml

Table 4: Drinking Water Quality Guidelines - Water Quality Standards for Potable Water

The BC DWPR, Schedule B, sets the minimum number of water samples required based on the population served. The Township, on average, collects 128 water samples monthly, which exceeds the 94 samples required for a serviced population of 135,000.

Schedule B	
Frequency of Monitoring Samples for Prescribed Water Supply Systems	
Population Served by the Prescribed Water Supply System	Number of Samples per Month
Less than 5,000	4
5,000 to 90,000	1 per 1,000 of population
More than 90,000	90 plus 1 per 10,000 of population in excess of 90,000

Table 5: Drinking Water Quality Guidelines - Frequency of Monitoring Samples for Prescribed Water Supply Systems

Samples are routinely collected from each of the 31 sample stations throughout the Township and are then passed on to accredited labs for analysis. Sample station locations can be seen in Figure 2. Stations are strategically placed in the water distribution system to give a representative look into water quality within the entire system. The Township maintains a rigorous sampling program to ensure the safety of water.

Distribution Water Sampling

Weekly samples are tested for the following chemical, physical, and microbiological parameters

- Colour
- pH
- turbidity
- free chlorine
- temperature
- conductivity
- Heterotrophic Plate Counts (HPCs)
- Total coliforms
- E. coli

A representative selection of locations is sampled semi-annually for metals and hardness.

Source Water Sampling

Groundwater wells are sampled on a quarterly basis for E. coli, total coliforms and HPCs. They are sampled semi-annually for the following:

- Total and dissolved metals
- Organics
- Inorganics
- Pesticides and herbicides

Gross Alpha and Beta radionuclides are tested for on an annual basis in all groundwater wells.

Source Water Protection

A Water Demand Management Strategy, to assist with the long-term management of municipal water supplies, was completed in 2007. Since completing this strategy, Township staff have been working to implement its recommendations. The Township worked with the Province of British Columbia to develop a water management plan in 2009, which aims to provide safe and sustainable groundwater for our community. Implementation of recommendations from the Water Management Plan has included a contaminant inventory of potential threats to municipal well capture zones, and a pesticide awareness campaign. The Water Wise program has been in place for nearly 15 years and continues to provide education and incentives to the public to protect groundwater from contamination and to conserve water. The Water Sustainability Act came into force in February 2016. This Act replaced the Water Act and ensured a commitment to secure and healthy water for current and future generations by protecting water flows for ecosystems and fish and including requirements for groundwater use and licensing, well construction and maintenance, dam safety, and compliance.

Results and Analysis

Complete results for the Township's water sampling program can be seen in the appendix documents.

Bacterial

In 2025, there were 1,547 samples analyzed for bacteria within the distribution system and a further 90 samples taken at the groundwater wells and AWTP. The results of these samples can be seen in Figure 4 through Figure 6. There were nine positive results for total coliforms in 2025 within the water distribution system. These areas were immediately flushed and resampled to negative total coliform test results. A new injection point for chlorine will be added in 2026 to increase chlorine residuals and lower the bacterial counts within the water system. There were also two positive total coliform results at the source waters, which were subsequently flushed and resampled to negative results. There were no positive total coliform results at any parks locations. The Township water systems had 99.33% of their total samples produce negative results for any microbiological presence.

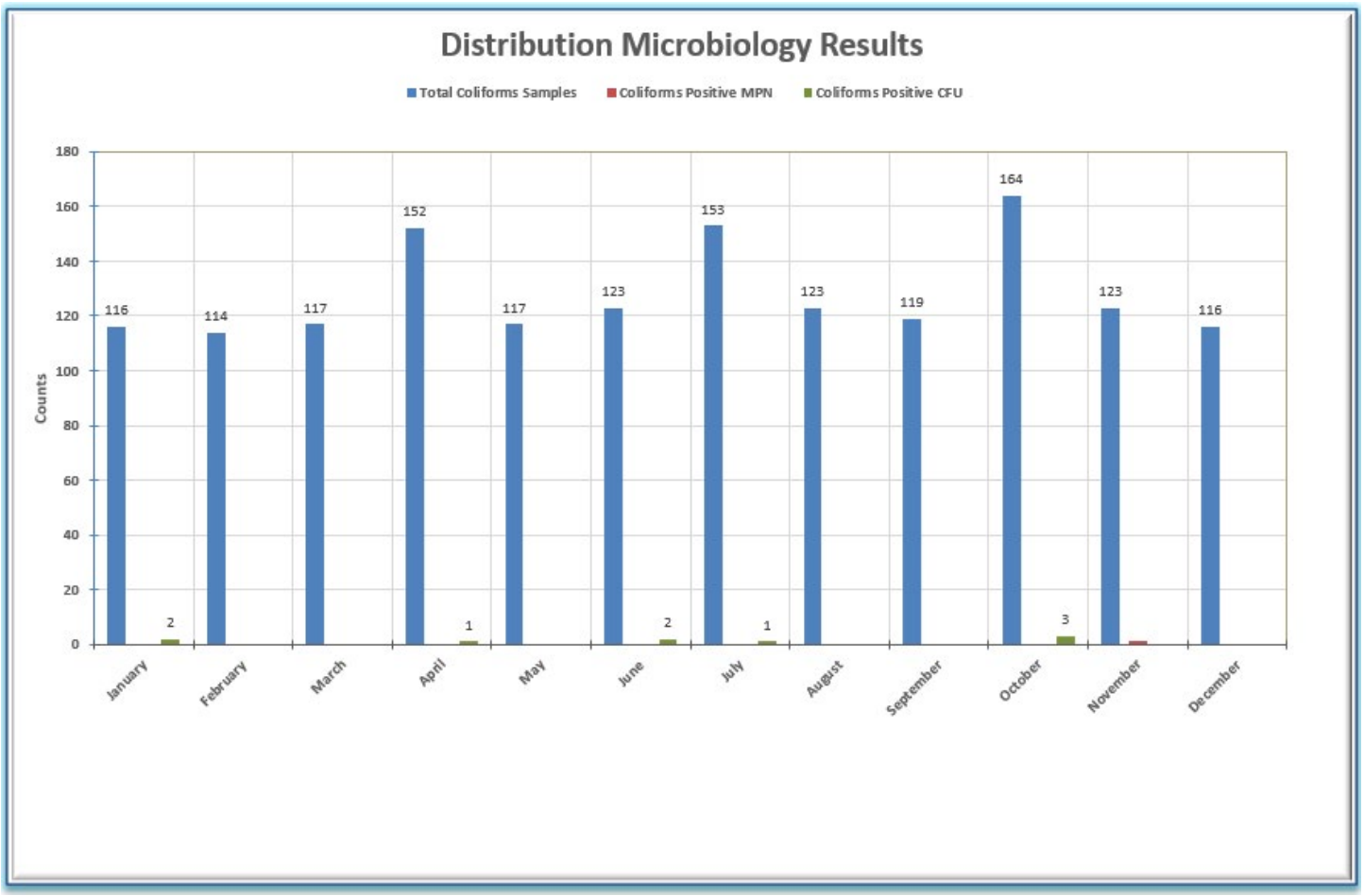


Figure 4: Distribution System Bacterial Sample Numbers and Positive Results

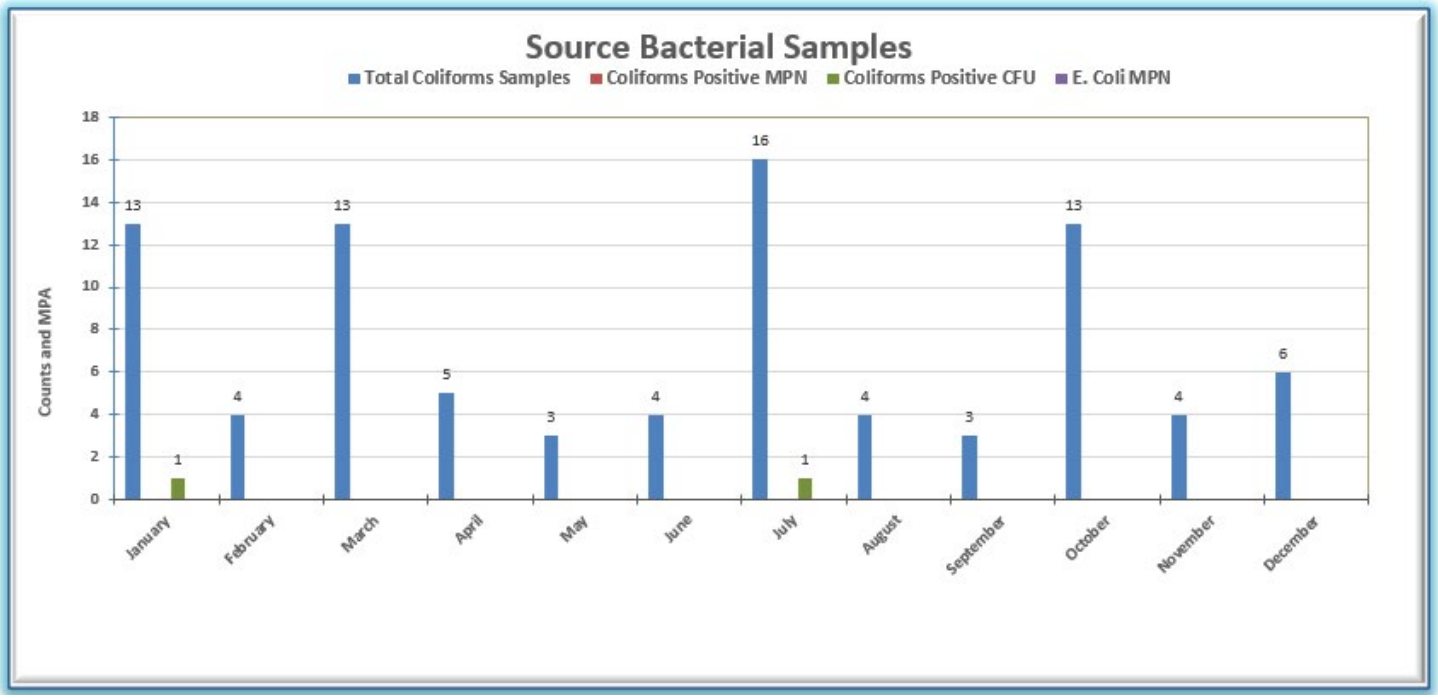


Figure 5: Source Water Bacterial Sample Numbers

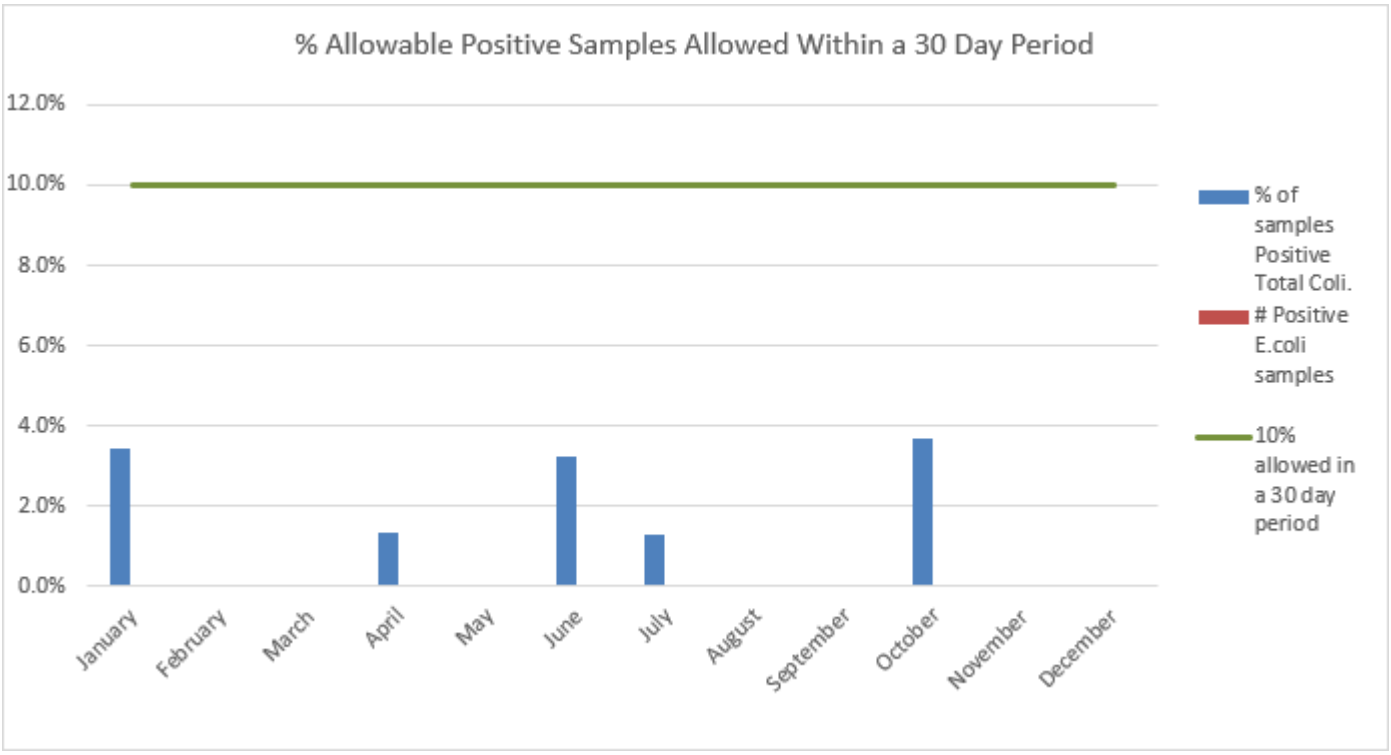


Figure 6: MAC of Total Coliforms as per GCDWQ

Chemical

The Township conducts detailed chemical analyses of source and distribution water to meet GCDWQ and health regulations, and as needed to manage the water system. Contaminants of note are discussed in the following sections. For detailed information, please see Appendix A.

Iron and Manganese

Iron and Manganese are natural contaminants usually leached into drinking water from the bedrock of the aquifer or from soil weathering. The two are commonly found together in the environment and in raw water, especially in deep groundwater wells. Additionally, iron can enter the drinking water system as a result of corroding pipes. The AO for Manganese is 0.02 mg/L and 0.3 mg/L for Iron. The AWTP filtration and treatment process reduces the iron and manganese levels of the source water to below the MAC before the water enters the distribution system. Source water from wells was tested semi-annually, distribution water was tested quarterly at select sampling stations, and water leaving the AWTP was tested monthly.

Results for Iron and Manganese in the distribution system were below the MAC for both Iron and Manganese. The Acadia water system has been showing elevated levels of manganese, above the AO but below the MAC. Design is underway to connect the Acadia water system to the East Langley Water Supply main. Brown Park has been showing elevated levels of both Iron and Manganese.

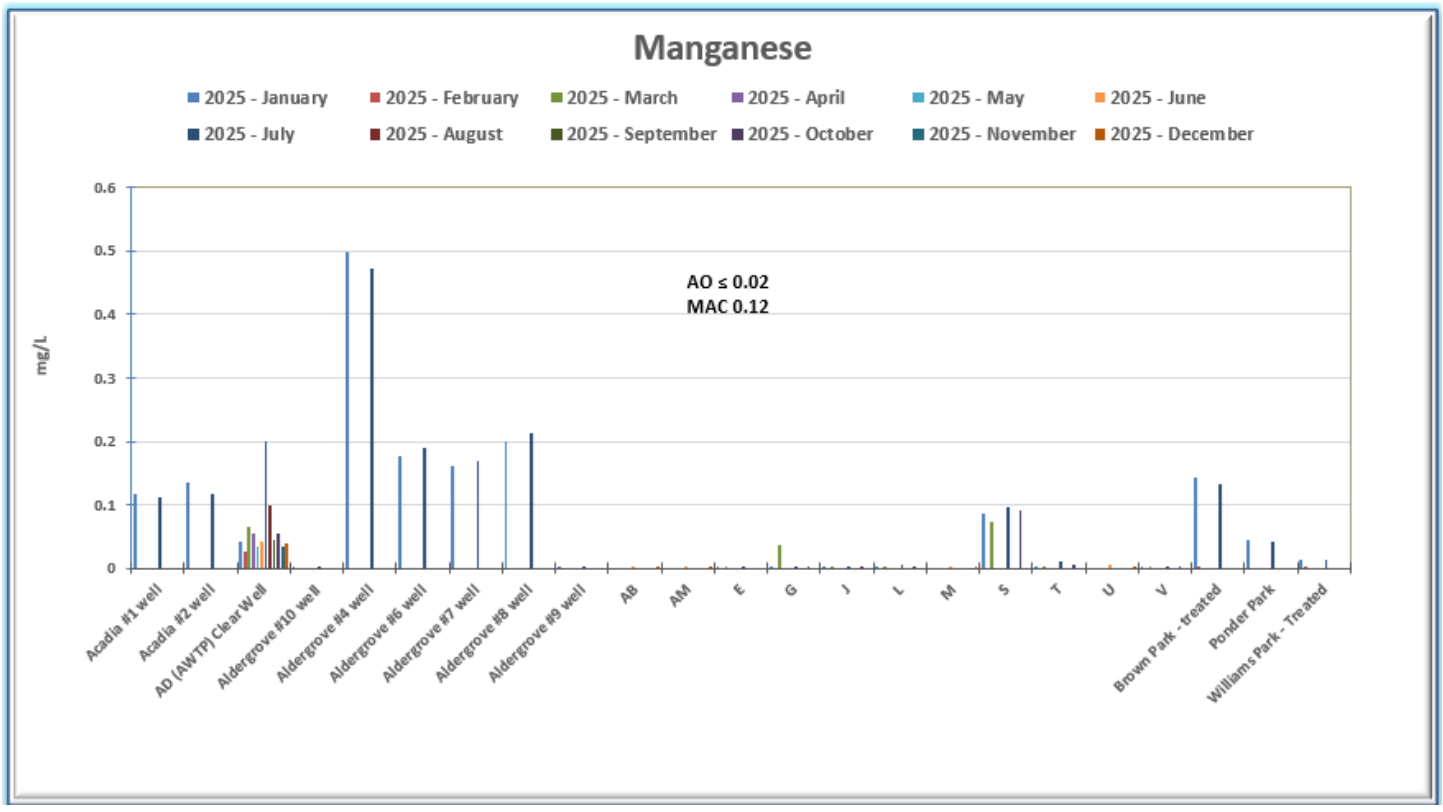


Figure 7: Results for Manganese in the Distribution System and Source Waters

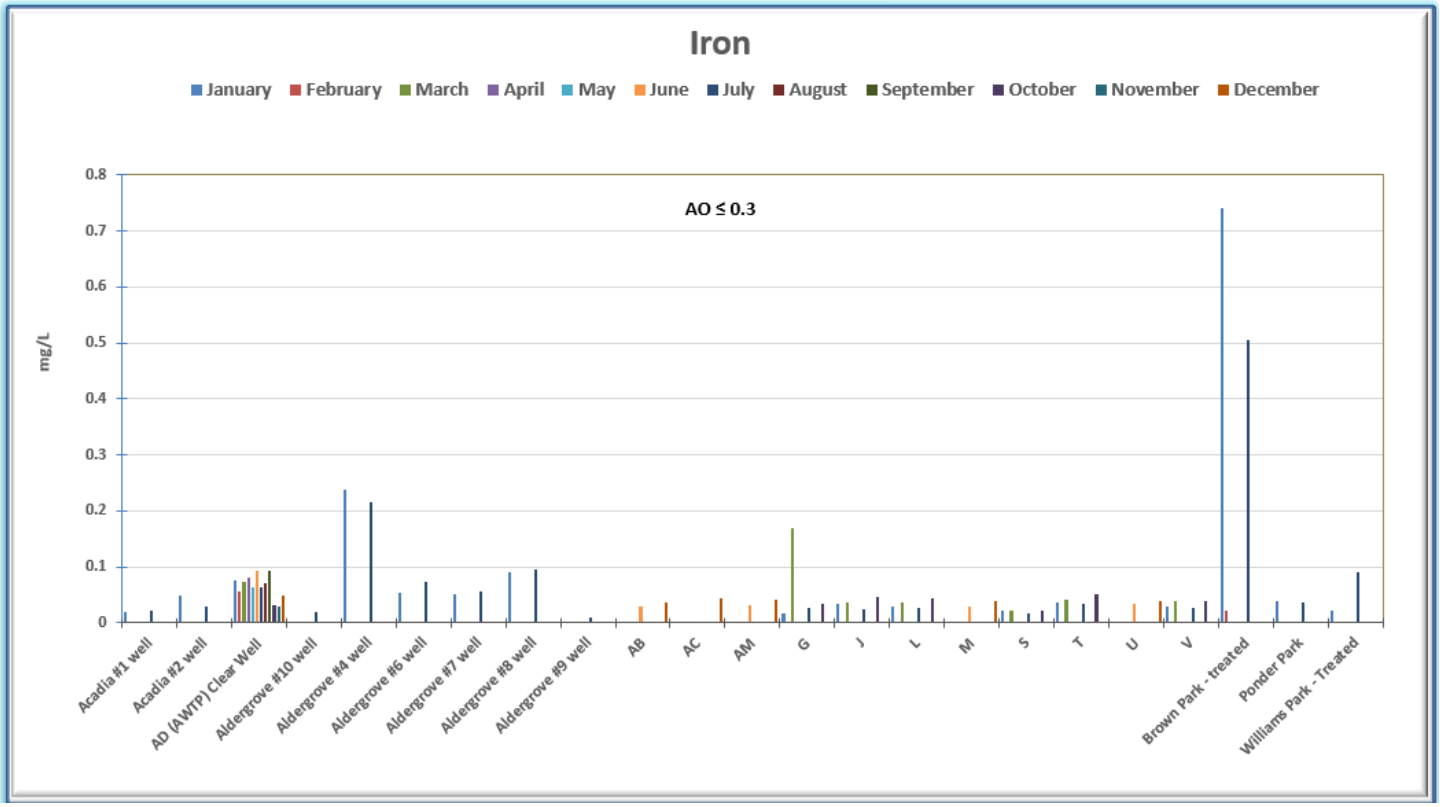


Figure 8: Results for Iron in the Distribution System and Source Waters

Nitrates

The community of Aldergrove is situated in an area surrounded by agricultural land. Despite the depth of the aquifer providing groundwater to the municipal system, it is susceptible to nitrate contamination from sources such as fertilizer runoff. As part of our groundwater monitoring program, wells in this area are routinely sampled for nitrate concentrations. The MAC for nitrates is 10 mg/L. Groundwater sources were tested semi-annually, and treated water at the AWTP was tested monthly.

As illustrated in Figure 9 below, Aldergrove Well 10 exceeds the MAC for nitrates. When water from this well is blended with water from other wells and treated at the AWTP, the overall nitrate concentration is reduced to approximately 4 mg/L. The blended water from all wells is sampled on a monthly basis to ensure adherence to Fraser Health and the GCDWQ.

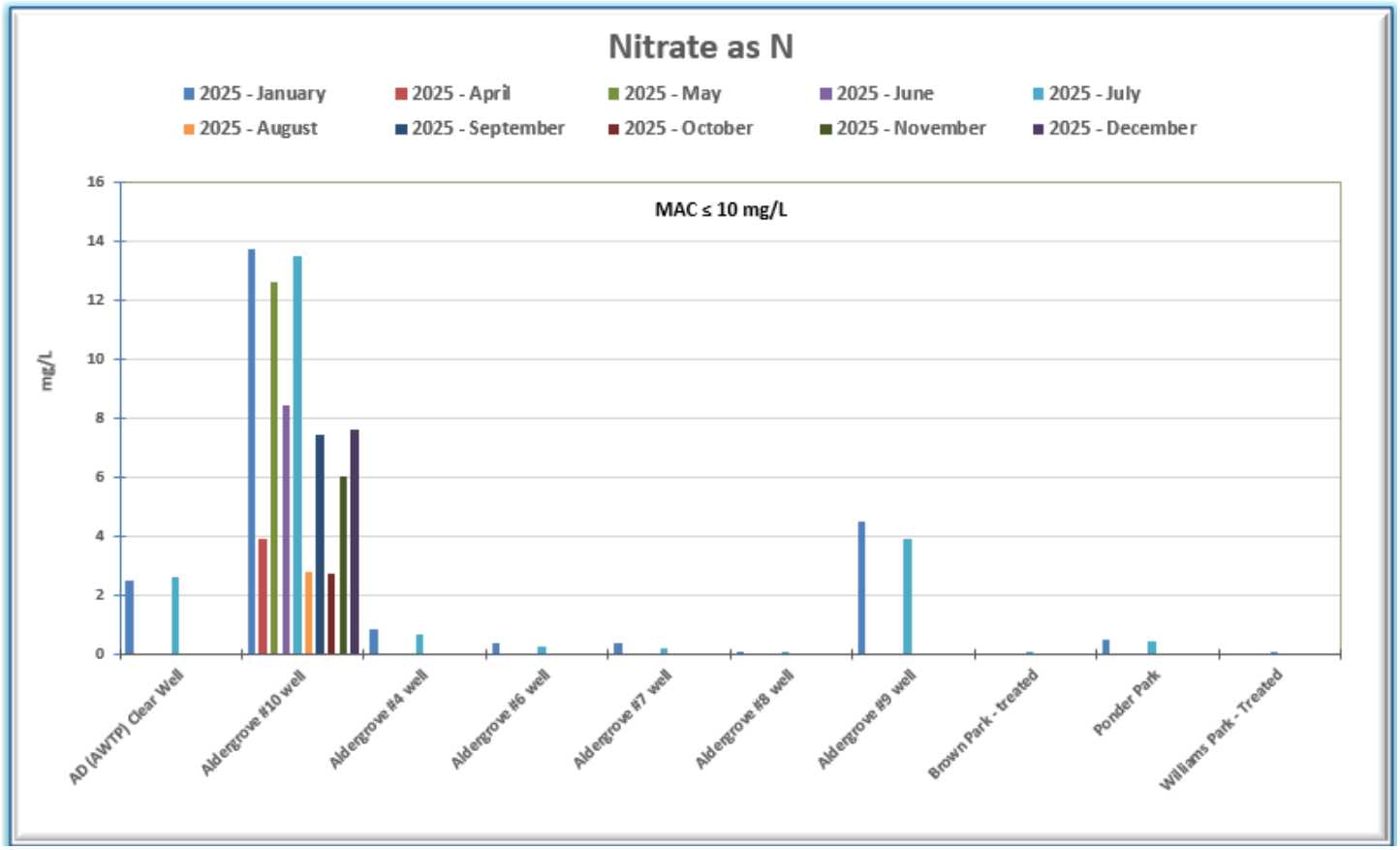


Figure 9: Results for Nitrates in Source Water

Lead

Health Canada has set the MAC for lead in drinking water at 0.005 mg/L. Health Canada also recognizes that most lead concentration found in drinking water is due to plumbing, leaching lead service lines, and lead solder. Source waters were tested semi-annually, and select distribution stations were tested quarterly.

During the 2025 semi-annual chemical and physical parameter testing, one anomalous reading in the NW Langley water system was detected. The station was immediately flushed and resampled with no lead detected in the resample.

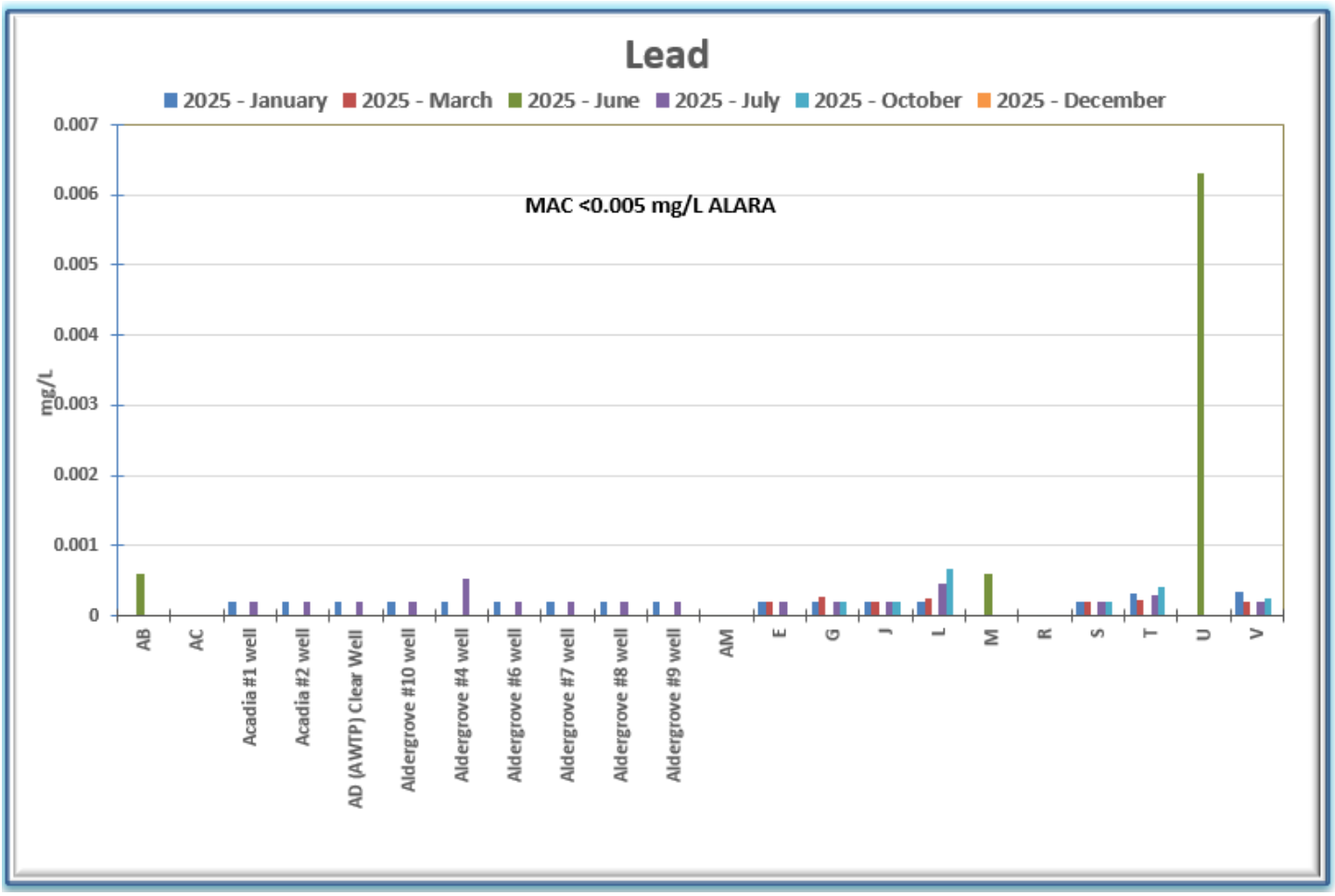


Figure 10: Results for Lead in the Distribution System and Source Waters

Physical

Free Chlorine

Chlorine is used in drinking water to reduce bacterial load. Residual chlorine is continuously monitored at PRVs and Pump Stations and is sampled several times during the week in the distribution system. The GCDWQ does not provide a MAC for chlorine; the suggested range is between 0.04mg/L and 2.0 mg/L. The Township targets a residual of between 0.2 mg/L and 1 mg/L, and any reading below 0.05 mg/L results in the senior operator being informed and may lead to a further investigation and a possible mitigation via resampling or flushing.

Sodium hypochlorite is used as secondary disinfectant in the water treatment process to maintain a free chlorine residual in the distribution system. Free chlorine residual is one measure to reduce potential microbiological regrowth and contamination while monitoring operational efficiencies. Another aspect of maintaining a free chlorine residual includes limiting the growth of biofilm buildup and its accompanying taste and odor problems.

In 2025, an average of 28 samples were collected per week, with an annual total of 1,476 samples analyzed for free chlorine. The average result for free chlorine in the distribution system was 0.361 mg/L.

Figure 10 shows the number of samples and their chlorine range.

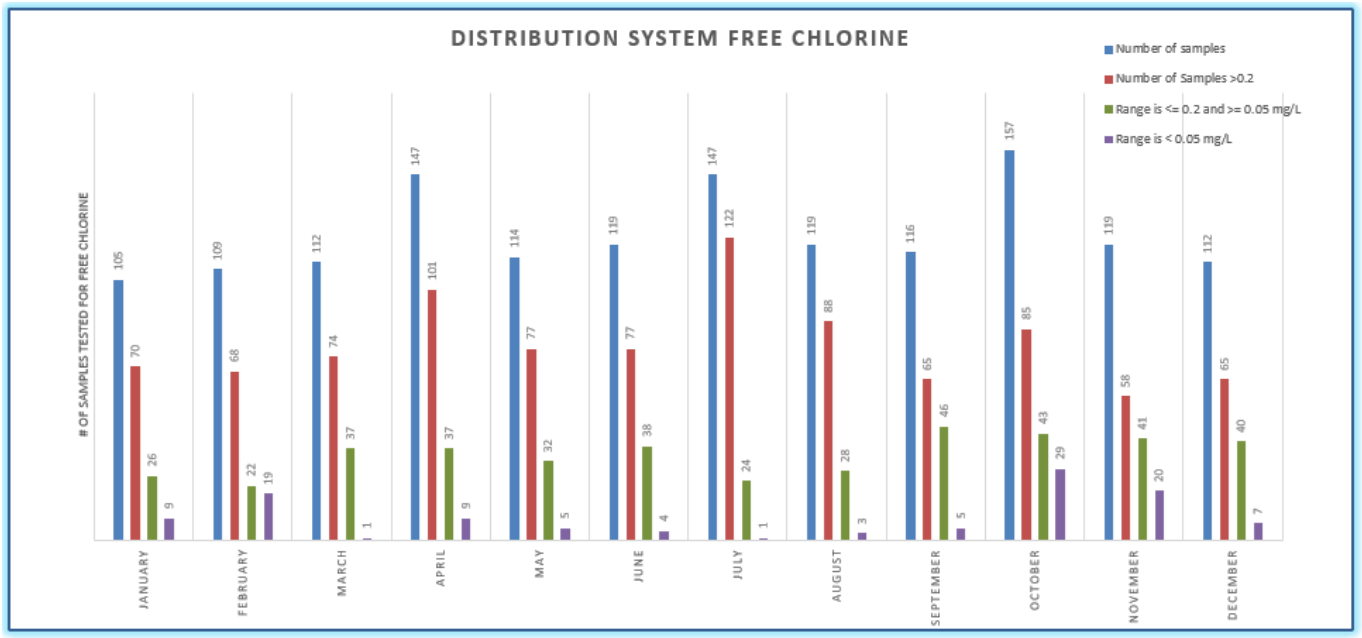


Figure 11: Distribution Free Chlorine

pH

Ph is a measure of the acidity/alkalinity of water. The GCDWQ does not provide a MAC or AO for pH, Health Canada recommends an operational range of 7.0 – 10.5 in drinking water. Maintaining a pH within the operational guideline maximizes water treatment effectiveness, controls corrosion, and reduces leaching from the distribution system and plumbing. In 2025, 1760 samples were tested and reported on pH levels, with an annual average of 8.04. Water from Metro Vancouver, leaving the Coquitlam treatment plant, has a target pH of 8.3.

Figure 11 shows the average pH in the Water Distribution and parks systems.

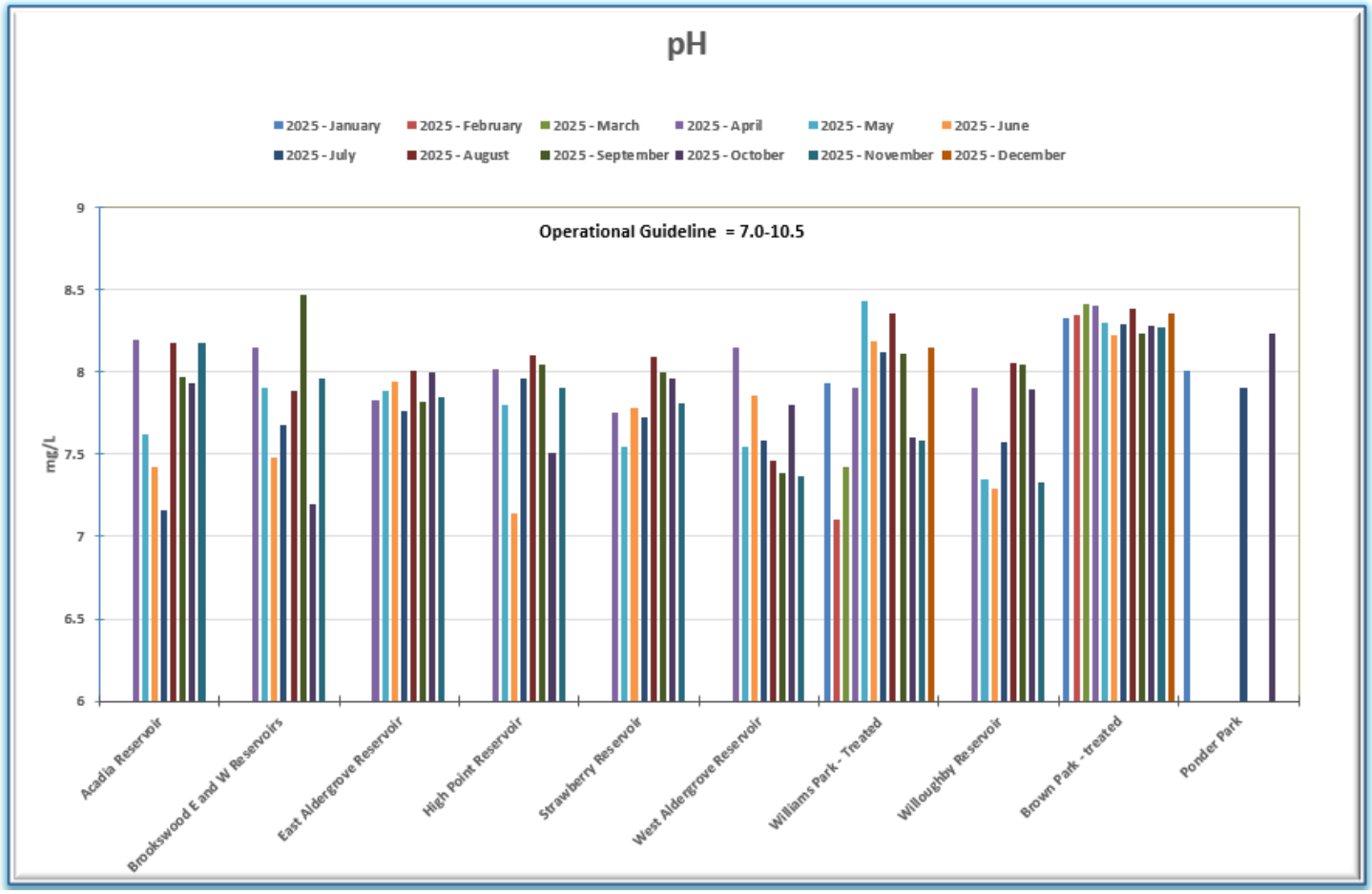


Figure 12: pH results for all water systems

Turbidity

Turbidity is the measure of cloudiness or lack of transparency of water due to naturally occurring particles such as clay, silt, or decomposed plant and animal debris in the water. Turbidity can harbour microorganisms and entrap heavy metals, which can negatively affect the disinfection rate of chlorine.

High turbidity readings are typically a result of heavy rainfall at the GVWD reservoirs or from local water main flushing. GVWD notifies the Township and Fraser Health when turbidity events occur at the Coquitlam Reservoir, with the normal treatment procedure being to increase chlorine levels to ensure disinfection. There was one incident of high turbidity noted in the Willoughby area, which was determined to be due to construction work. Subsequent samples were within the average turbidity range. There were no areas of chronic high turbidity.

In 2025, there were 1630 samples analyzed for Turbidity. The average value in the distribution system was 0.48 NTU. Figure 12 shows the turbidity readings for 2025.

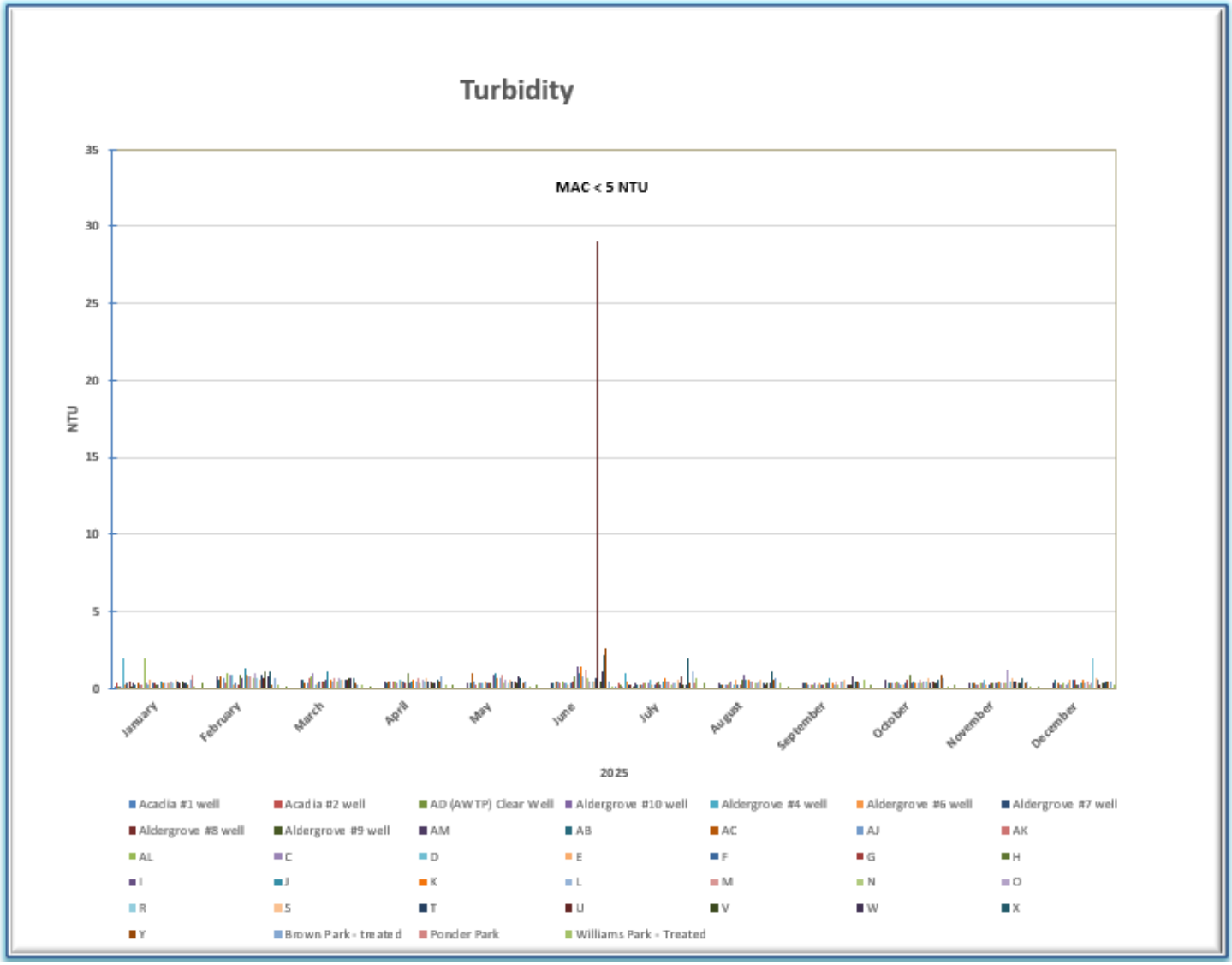


Figure 13: Turbidity in the Distribution System

Cross Connection Control

Cross connection control is a critical component of maintaining a safe public drinking water system. A cross connection is any physical or potential connection between a source of contamination and any potable piping. Backflow is a reverse in the direction of normal water flow caused by increased water demand on the water main or increased water pressure on the homeowner's side.

The Township's cross-connection control program is proactive in protecting the drinking water by tracking backflow preventers, an annual backflow preventer testing program, and incorporating backflow prevention at the design stage of new construction.

By the end of 2025 there were a total of 6,500 backflow preventers installed in the Township, with approximately 210 new installs. There were 74 devices awaiting repair as of December 31, 2025.

Distribution System Challenges

As the Township population increases, so does the demand on the water system. Changes in flow patterns can affect chlorine residuals, resulting in higher than usual HPCs at some sample stations. Lower levels of chlorine in dead end water mains, and aging infrastructure that requires repair and replacement are some of the challenges within the water system.

The Township has employed the use of regular flushing in some areas to maintain water quality and new additions to the water distribution system must be looped to eliminate water quality concerns associated with dead end watermains.

Optimization and Maintenance

In 2025, the Township employed four exempt staff, seven technical engineering staff, two electricians, and 48 field staff assigned to the operations management, maintenance, monitoring, and repair of the water system. Along with the Utilities Operations staff who perform these operational and maintenance works, engineering staff help design and plan new capital works and large-scale projects. Programs intended to enhance water quality include, and may not be limited to:

- Water main looping in areas of new construction to increase circulation.
- Auto Flushers operating on dead-end watermains to reduce stagnant water.
- Preventative system maintenance to water stations such as reservoirs, pump stations and PRVs.
- Secondary chlorination points to maintain chlorine residual in the system.
- Water sampling program including measurements for chlorine residual, flow, and pressure.
- Conducting station inspections with health authorities.
- Maintaining operations at the water treatment plant.
- Responding to resident service requests.

Water Main Flushing

The Township water distribution staff perform an annual unidirectional flushing to maintain high water quality throughout the water system. Regular water main flushing is an important component of a comprehensive water management program to prevent bacterial growth and stagnation in low-circulation areas of the distribution system. The program aims to flush the entire water system on a biannual basis outside of seasonal water restrictions.

Storage Reservoir Cleaning and Inspection

Reservoirs are used to stabilize system pressures and meet peak daytime demand as well as provide adequate volumes for fire protection. The cleaning and inspection process ensures that the reservoirs are structurally sound, secure, and not exposed to external contamination. The benefits of routine reservoir cleaning include decreased microbial growth and decreased turbidity in the water.

Rooftop inspections were completed on all reservoirs. There were no reservoirs scheduled for cleaning in 2025.

Reservoir Repairs and Replacement

In 2021, an engineering consultant for the Township completed a post tensioning assessment on seven water reservoirs by visually inspecting select areas of the horizontal structural tendons and provided the following recommendations.

- The Brookswood West and Willoughby reservoirs were assessed to be in fair condition with a recommendation to inspect periodically going forward.
- The Strawberry reservoir was assessed to be in very poor condition, and temporary repairs were completed in 2022. This reservoir is scheduled for replacement, and design works began in 2025.
- The Aldergrove East, Aldergrove West and Brookswood East reservoirs were also assessed to be in poor condition. All had temporary repairs completed to in 2023 and are scheduled to be replaced before 2035.
- The Murrayville Reservoir was assessed to be in critical condition and taken out of service in 2021. The demolition of this structure is scheduled for 2026.
- Decommissioning of the inactive Tall Timber Booster and Reservoir was completed in 2025.

Operational Highlights for 2025

The Township achieved the following water operational milestones in 2025:

- Continued construction on the Jericho Pump Station in Willoughby
- Temporary pump station to Brookswood Heights was built and commissioned
- Performed leak detection in Northwest Langley
- Installed and commissioned chlorine injection at Brawn Pump Station
- New lab contract awarded and new sample plan with Metro Vancouver
- Implemented a Reservoir Sampling program
- Implemented a volunteer residential metering program.

Planned Works for 2026

The Township plans to achieve the following works in 2026:

- Begin the replacement of the Strawberry Reservoir
- Decommission the inactive Murrayville Reservoir
- Commissioning of the new Jericho pump station in Willoughby
- Clean existing Strawberry reservoir
- Implement FAST for cross connection control
- Mandatory metering of all new construction
- Install chlorine injection point at Strawberry Pump Station

- Conversion of the northwest area of Willoughby (Carvolth) from the 111.5 m pressure zone to the 80.8 m pressure zone, through installation of PRVs at 83 Avenue and 200 Street, and at 86 Avenue and 202 Street
- Connection of the Acadia water system to the East Langley Water main.

Emergency Response and Contingency Plan

As a part of an overall Engineering Department Emergency Plan, WERP addresses potential threats or hazards such as earthquakes, floods, severe storms, and water security. Outlined in the plan are procedures dealing with the effects of various scenarios, such as loss of water supply, loss of power, contamination, or damage to any pipelines or facilities. Currently, the WERP is a standalone document that is managed by Utilities Operations staff. Activation of the plan occurs when information is received that an emergency exists, either through staff or external agencies. Staff are directed to determine the event location and nature, isolate or eliminate the hazard in collaboration with other agencies if applicable, inform customers as required, and ultimately restore normal water service. The plan encompasses risks and responses, problem indicators, and restoration plans. The WERP is reviewed and updated as needed on an ongoing basis, with the next update expected in 2026.

Auditor General for Local Government Audit

In August 2017, the Township's water utility system was audited by the Auditor General for Local Government (AGLG). The Township was selected based on risks, potential relevance of findings to other local governments, the size, geographic location, and complexity of the water supply system. The overall goal of the audit was to provide an objective and independent examination of drinking water services in the Township to determine whether clean and safe drinking water is being provided to users.

The AGLG report focused on four key audit objectives:

1. The local government's governance structure and activities supported the provision of clean and safe drinking water where and when needed.
2. The local government managed its drinking water supplies to meet current and expected future demand.
3. The local government ensured the safety and reliability of drinking water provided through its treatment and distribution systems.
4. Managing water supply infrastructure to meet current and future demand.

The AGLG developed an action plan template with respect to the first three audit objectives. It lists the recommendation of the AGLG, the steps taken by the Township to meet the objective, as well as a target date to meet the objective. The detailed Action Items from the AGLG audit can be viewed in Appendix D.

Conclusion

The Township ensures that safe and high-quality drinking water is delivered to its consumers every day through rigorous and frequent sampling conducted by EOCP certified water operators. The collaborative efforts with certified laboratories, including the Township contracted CALA lab and GVWD, ensure thorough monitoring and compliance with the DWPR and GCDWQ.

In 2025, over 1,500 water samples were collected and tested, exceeding the 94 required monthly samples based on the Township's serviced population. Despite a few instances where the water did not meet the MAC or AO, prompt resampling and flushing ensured that the water quality met all regulatory requirements. This demonstrates the Township's commitment to maintaining high water quality and its ability to address any concerns promptly, including the effective treatment, filtration and blending of water to manage iron, manganese and nitrate levels from groundwater sources. The Township follows a multi-barrier approach as

recommended by the GCDWQ, including source water protection, adequate treatment, and distribution system maintenance programs.

The 2025 water quality monitoring results demonstrate that Township water is potable and safe for consumption. Staff continue to seek improvements to the water supply and distribution systems as the Township continues to grow. The Township will continue to work closely with Fraser Health and GVWD and remains dedicated to providing high quality water to consumers through innovation, improvements, and responsible resource management.

References

Health Canada. (2019, May 10). Guidelines for Canadian Drinking Water Quality: Guideline Technical Document – Manganese. Guidelines for Canadian Drinking Water Quality: Guideline Technical Document – Manganese - Canada.ca

Health Canada. (2022, November 28). Guidelines for Canadian Drinking Water Quality. Canadian Drinking Water Guidelines - Canada.ca

Province of BC. (2025,October 27). Drinking Water Protection Regulation. Drinking Water Protection Regulation

Greater Vancouver Water District 2025 Water Quality Annual Report

Appendices

Appendix A – Raw Data

List of Tables:

Table A1 Source Water Bacteriological Results

Table A2 Distribution System Water Weekly Results

Table A3 Source Water Summer and Winter Routine Parameter Tested

Table A4 Semi-Annual Water Distribution Metal Samples by GVWD

Table A5 Distribution System Disinfection Byproducts Quarterly Results by GVWD

Table A6 Parks Weekly Routine Parameters Results

Table A7 Parks Semi-Annual Routine Parameters Results

Sampling Point	Collection Date	Escherichia coli / E. coli (counts) CFU/100ml	Total coliforms (counts) CFU/100ml
Acadia #1 well	2025-01-14	0	0
Acadia #1 well	2025-03-26	0	0
Acadia #1 well	2025-07-15	0	0
Acadia #1 well	2025-10-21	0	0
Acadia #2 well	2025-01-14	0	0
Acadia #2 well	2025-03-26	0	0
Acadia #2 well	2025-07-15	0	**1.0**
Acadia #2 well	2025-07-17	0	0
Acadia #2 well	2025-07-18	0	0
Acadia #2 well	2025-10-21	0	0
Aldergrove #10 well	2025-01-14	0	0
Aldergrove #10 well	2025-03-26	0	0
Aldergrove #10 well	2025-07-15	0	0
Aldergrove #10 well	2025-10-21	0	0
Aldergrove #4 well	2025-01-14	0	0
Aldergrove #4 well	2025-03-26	0	0
Aldergrove #4 well	2025-07-15	0	0
Aldergrove #4 well	2025-10-21	0	0
Aldergrove #6 well	2025-01-14	0	0
Aldergrove #6 well	2025-03-26	0	0
Aldergrove #6 well	2025-07-15	0	0
Aldergrove #6 well	2025-10-21	0	0
Aldergrove #6 well	2025-12-03	0	0
Aldergrove #6 well	2025-12-04	0	0
Aldergrove #7 well	2025-01-14	0	0
Aldergrove #7 well	2025-03-26	0	0
Aldergrove #7 well	2025-07-15	0	0
Aldergrove #7 well	2025-10-21	0	0
Aldergrove #8 well	2025-01-14	0	0
Aldergrove #8 well	2025-03-26	0	0
Aldergrove #8 well	2025-07-15	0	0
Aldergrove #8 well	2025-10-21	0	0
Aldergrove #9 well	2025-01-14	0	0
Aldergrove #9 well	2025-03-26	0	0
Aldergrove #9 well	2025-07-15	0	0
Aldergrove #9 well	2025-10-21	0	0

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
469 (AB)	01/08/2025	0.27	< 1	8	< 1		8.9	0.29
469 (AB)	01/15/2025	0.18	< 1	30	< 1		9	0.21
469 (AB)	01/22/2025	0.11	< 1	2	< 1		10.4	0.2
469 (AB)	01/29/2025	0.16	< 1	< 2	< 1		8.4	0.21
469 (AB)	02/05/2025	0.17	< 1	< 2	< 1		8	0.2
469 (AB)	02/12/2025	0.23	< 1	4	< 1		9.2	0.23
469 (AB)	02/19/2025	0.24	< 1	< 2	< 1	8.18	7.3	0.2
469 (AB)	02/26/2025	0.18	< 1	2	< 1	7.50	9.4	0.61
469 (AB)	03/05/2025	0.17	< 1	< 2	< 1	7.70	8.3	0.28
469 (AB)	03/12/2025	0.38	< 1	< 2	< 1	7.52	8.7	0.51
469 (AB)	03/19/2025	0.14	< 1	4	< 1	NT	9	0.27
469 (AB)	03/26/2025	0.24	< 1	18	< 1	NT	12.1	0.38
469 (AB)	04/02/2025	0.2	< 1	< 2	< 1	7.75	11.5	0.33
469 (AB)	04/09/2025	0.25	< 1	4	< 1	7.87	13	0.25
469 (AB)	04/16/2025	0.17	< 1	2	< 1	8.04	10.6	0.26
469 (AB)	04/23/2025	0.15	< 1	< 2	< 1	8.02	10.5	0.21
469 (AB)	04/30/2025	0.11	< 1	< 2	< 1	8.05	11.3	0.23
469 (AB)	05/07/2025	0.32	< 1	< 2	< 1	7.80	11.5	0.33
469 (AB)	05/14/2025	0.11	< 1	10	< 1	8.21	12.3	0.29
469 (AB)	05/21/2025	0.24	< 1	8	< 1	7.61	13	0.22
469 (AB)	05/28/2025	0.27	< 1	< 2	< 1	7.97	14.9	0.31
469 (AB)	06/04/2025	0.18	< 1	6	< 1	8.20	13.6	0.33
469 (AB)	06/11/2025	0.08	< 1	2	< 1	8.08	14.1	0.19
469 (AB)	06/18/2025	0.21	< 1	< 2	< 1	8.0	14.5	0.26
469 (AB)	06/25/2025	0.24	< 1	< 2	< 1	7.88	14.4	0.23
469 (AB)	07/02/2025	0.21	< 1	< 2	< 1	7.91	15.5	0.2
469 (AB)	07/09/2025	0.05	< 1	10	< 1	7.86	16.9	0.19
469 (AB)	07/16/2025	0.32	< 1	2	< 1	8.30	15.3	0.21
469 (AB)	07/23/2025	0.25	< 1	12	< 1	7.89	17.3	0.19
469 (AB)	07/30/2025	0.1	< 1	**60**	< 1	8.26	17.5	0.16
469 (AB)	08/06/2025	0.07	< 1	10	< 1	8.14	17	0.19
469 (AB)	08/13/2025	0.23	< 1	12	< 1	**8.69**	17.6	0.17
469 (AB)	08/20/2025	0.14	< 1	18	< 1	7.77	17.8	0.25
469 (AB)	08/27/2025	0.24	< 1	12	< 1	8.12	17.6	0.22
469 (AB)	09/03/2025	0.08	< 1	10	< 1	7.70	18.6	0.19
469 (AB)	09/10/2025	0.3	NT	NT	NT	8.08	18.2	NT
469 (AB)	09/11/2025	0.07	< 1	24	< 1	8.20	18.0	0.32
469 (AB)	09/17/2025	0.08	< 1	20	< 1	7.56	18.6	0.21
469 (AB)	09/24/2025	0.07	< 1	18	< 1	8.17	18	0.21
469 (AB)	10/01/2025	0.11	< 1	10	< 1	7.91	16.7	0.24
469 (AB)	10/08/2025	0.11	< 1	10	< 1	7.93	16.1	0.29
469 (AB)	10/15/2025	0.07	< 1	10	< 1	8.26	16.2	0.24
469 (AB)	10/22/2025	0.09	< 1	32	< 1	8.05	14.9	0.39
469 (AB)	10/29/2025	**0.02****	< 1	8**	< 1	8.06**	13.1**	0.28**
469 (AB)	11/05/2025	**0.02**	< 1	12	< 1	7.75	13.7	0.32
469 (AB)	11/12/2025	0.08	< 1	14	< 1	7.60	12.8	0.19
469 (AB)	11/19/2025	0.1	< 1	6	< 1	7.85	11.5	0.17
469 (AB)	11/26/2025	0.05	< 1	12	< 1	7.94	13.2	0.26
469 (AB)	12/03/2025	0.09	< 1	2	< 1	7.75	10.5	0.26
469 (AB)	12/10/2025	**0.04**	< 1	2	< 1	7.32	11.4	0.29
469 (AB)	12/17/2025	0.05	< 1	6	< 1	7.12	9.9	0.23
469 (AB)	12/22/2025	0.15	< 1	NT	< 1	7.82	9.5	0.53
697 (AC)	01/08/2025	0.1	ND	2	ND		7.1	0.31
697 (AC)	01/15/2025	0.23	ND	ND	ND		8	0.23
697 (AC)	01/22/2025	0.25	ND	4	ND		7.4	0.23
697 (AC)	01/29/2025	0.35	ND	ND	ND		6.4	0.2
697 (AC)	02/05/2025	0.54	ND	ND	ND		7.5	0.23
697 (AC)	02/12/2025	0.58	ND	ND	ND		5	0.24
697 (AC)	02/19/2025	0.54	ND	ND	ND	7.32	4.9	0.23
697 (AC)	02/26/2025	0.15	ND	2	ND	8.05	6.6	0.76
697 (AC)	03/05/2025	0.65	ND	ND	ND	7.22	7.8	0.28
697 (AC)	03/12/2025	0.52	ND	ND	ND	7.82	9.4	0.4
697 (AC)	03/19/2025	0.61	ND	ND	ND	NT	7.4	0.31
697 (AC)	03/26/2025	0.59	ND	ND	ND	NT	7.4	0.38
697 (AC)	04/02/2025	0.45	ND	ND	ND	8.17	8.8	0.41
697 (AC)	04/09/2025	0.7	ND	2	ND	7.42	9	0.25
697 (AC)	04/16/2025	0.7	ND	ND	ND	7.03	8.6	0.22
697 (AC)	04/23/2025	0.23	ND	ND	ND	7.54	9.5	0.24
697 (AC)	04/30/2025	0.64	ND	ND	ND	8.04	12	0.2
697 (AC)	05/07/2025	0.55	ND	ND	ND	8.42	13.5	1
697 (AC)	05/14/2025	0.19	ND	ND	ND	7.89	11	0.36
697 (AC)	05/21/2025	0.53	ND	ND	ND	8.15	10.8	0.29

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
697 (AC)	05/28/2025	0.63	ND	ND	ND	8.19	12.1	0.21
697 (AC)	06/04/2025	0.33	ND	ND	ND	7.63	12.5	0.5
697 (AC)	06/11/2025	0.24	ND	ND	ND	7.55	13.2	0.28
697 (AC)	06/18/2025	0.53	ND	10	ND	7.94	13.5	0.26
697 (AC)	06/25/2025	0.92	ND	ND	ND	8.04	14.8	0.28
697 (AC)	07/02/2025	0.49	ND	ND	ND	7.64	14.1	0.21
697 (AC)	07/09/2025	0.37	ND	ND	ND	8.24	14.2	0.29
697 (AC)	07/16/2025	0.93	ND	ND	ND	8.14	13.8	0.24
697 (AC)	07/23/2025	0.88	ND	ND	ND	8.16	14.3	0.19
697 (AC)	07/30/2025	0.96	ND	ND	ND	7.95	14.8	0.16
697 (AC)	08/06/2025	0.99	ND	ND	ND	7.84	15.6	0.16
697 (AC)	08/13/2025	0.7	ND	ND	ND	8.40	16.9	0.28
697 (AC)	08/20/2025	0.55	ND	2	ND	8.02	16.5	0.27
697 (AC)	08/27/2025	0.55	ND	ND	ND	7.87	16.2	0.25
697 (AC)	09/03/2025	0.34	ND	ND	ND	8.10	16.8	0.19
697 (AC)	09/10/2025	0.63	ND	4	ND	7.82	16.4	0.31
697 (AC)	09/17/2025	0.16	ND	ND	ND	8.15	16.8	0.22
697 (AC)	09/24/2025	0.75	ND	2	ND	8.20	16.7	0.28
697 (AC)	10/01/2025	0.19	ND	30	ND	8.05	17	0.26
697 (AC)	10/08/2025	0.75	ND	ND	ND	7.88	15.2	0.24
697 (AC)	10/15/2025	0.36	ND	10	ND	8.11	15	0.25
697 (AC)	10/22/2025	0.25	ND	12	ND	7.17	14.6	0.31
697 (AC)	10/29/2025	0.21**	ND	2**	ND	7.48**	13.8**	0.26**
697 (AC)	11/05/2025	0.19	ND	6	ND	7.95	13.5	0.31
697 (AC)	11/12/2025	0.5	ND	ND	ND	7.64	11.6	0.22
697 (AC)	11/19/2025	0.32	ND	ND	ND	7.91	10.6	0.24
697 (AC)	11/26/2025	0.29	ND	ND	ND	7.49	11.5	0.33
697 (AC)	12/03/2025	0.2	ND	ND	ND	7.28	11.1	0.34
697 (AC)	12/10/2025	0.42	ND	ND	ND	7.83	10.7	0.29
697 (AC)	12/17/2025	0.17	ND	ND	ND	8	9.4	0.25
697 (AC)	12/22/2025	0.58	ND	NT	ND	7.29	9.3	0.26
698 (C)	01/08/2025	0.27	ND	4	ND		8.4	0.25
698 (C)	01/15/2025	0.11	ND	ND	ND		8	0.36
698 (C)	01/22/2025	0.22	ND	2	ND		9.5	0.24
698 (C)	01/29/2025	0.43	ND	ND	ND		7	0.2
698 (C)	02/05/2025	0.15	ND	ND	ND		7.5	0.22
698 (C)	02/12/2025	0.28	ND	ND	ND		7.8	0.45
698 (C)	02/19/2025	0.13	ND	4	ND	8.03	7	0.21
698 (C)	02/26/2025	0.38	ND	2	ND	7.89	8.2	0.92
698 (C)	03/05/2025	0.14	ND	ND	ND	7.80	8.1	0.31
698 (C)	03/12/2025	0.45	ND	ND	ND	7.76	8.5	0.54
698 (C)	03/19/2025	0.15	ND	ND	ND	NT	8.8	0.35
698 (C)	03/26/2025	0.38	ND	ND	ND	NT	11.3	0.94
698 (C)	04/02/2025	0.2	ND	ND	ND	7.40	11.5	0.4
698 (C)	04/09/2025	0.2	ND	2	ND	7.83	12.3	0.26
698 (C)	04/16/2025	0.24	ND	ND	ND	7.96	10.1	0.24
698 (C)	04/23/2025	0.18	ND	6	ND	7.90	10	0.18
698 (C)	04/30/2025	0.25	ND	ND	ND	7.93	10.5	0.24
698 (C)	05/07/2025	0.38	ND	ND	ND	7.70	11.8	0.25
698 (C)	05/14/2025	0.17	ND	ND	ND	8.09	11.2	0.33
698 (C)	05/21/2025	0.44	ND	ND	ND	7.63	11.5	0.29
698 (C)	05/28/2025	0.16	ND	ND	ND	7.97	13.8	0.29
698 (C)	06/04/2025	0.2	ND	ND	ND	8.05	12	0.35
698 (C)	06/11/2025	0.14	ND	2	ND	8.09	13.3	0.3
698 (C)	06/18/2025	0.17	ND	ND	ND	7.75	14	0.26
698 (C)	06/25/2025	0.24	ND	ND	ND	7.87	13.7	0.26
698 (C)	07/02/2025	0.24	ND	ND	ND	7.87	13.5	0.24
698 (C)	07/09/2025	0.19	ND	2	ND	8.04	14.7	0.36
698 (C)	07/16/2025	0.21	ND	2	ND	8.23	15.5	0.28
698 (C)	07/23/2025	0.27	ND	ND	ND	8.05	15.7	0.21
698 (C)	07/30/2025	0.21	ND	ND	ND	8.12	16.2	0.27
698 (C)	08/06/2025	0.1	ND	ND	ND	7.44	16.5	0.18
698 (C)	08/13/2025	0.33	ND	8	ND	**8.51**	17	0.24
698 (C)	08/20/2025	0.34	ND	4	ND	7.59	16.2	0.45
698 (C)	08/27/2025	0.22	ND	ND	ND	7.95	17.1	0.26
698 (C)	09/03/2025	0.13	ND	ND	ND	7.73	17.6	0.3
698 (C)	09/10/2025	0.11	ND	ND	ND	7.98	16.5	0.26
698 (C)	09/17/2025	0.2	ND	ND	ND	7.55	17.8	0.36
698 (C)	09/24/2025	0.2	ND	2	ND	8.20	16.5	0.24
698 (C)	10/01/2025	0.06	ND	ND	ND	7.85	16.6	0.35
698 (C)	10/08/2025	0.09	ND	14	ND	7.98	15.8	0.29
698 (C)	10/15/2025	0.1	ND	6	ND	8.09	15.7	0.29

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
698 (C)	10/22/2025	0.17	ND	ND	ND	7.77	14.4	0.39
698 (C)	10/29/2025	0.13**	ND	ND	ND	8.06**	12.6**	0.37**
698 (C)	11/05/2025	0.06	ND	ND	ND	7.70	13	0.3
698 (C)	11/12/2025	0.12	ND	NR	ND	7.81	12.1	0.24
698 (C)	11/19/2025	0.14	ND	ND	ND	7.59	11	0.22
698 (C)	11/26/2025	0.13	ND	ND	ND	7.80	12.5	0.32
698 (C)	12/03/2025	0.12	ND	ND	ND	7.80	9.4	0.29
698 (C)	12/10/2025	**0.04**	ND	ND	ND	7.41	10.9	0.28
698 (C)	12/17/2025	0.17	ND	ND	ND	7.07	10.1	0.22
698 (C)	12/22/2025	0.23	ND	NT	ND	7.61	8.8	0.29
685 (D)	01/08/2025	0.29	ND	22	ND		10.4	0.25
685 (D)	01/15/2025	**0.02**	ND	**600**	ND		9.5	0.17
685 (D)	01/22/2025	**0.01**	ND	**120**	ND		8.6	0.24
685 (D)	01/29/2025	0.32	ND	**190**	ND		10.3	0.18
685 (D)	02/05/2025	**0.03**	ND	**230**	ND		8	0.16
685 (D)	02/12/2025	0.14	ND	ND	ND		7.7	0.24
685 (D)	02/19/2025	**0**	ND	**370**	ND	8.08	8.5	0.17
685 (D)	02/26/2025	0.13	ND	**260**	ND	7.42	8	0.85
685 (D)	03/05/2025	0.1	ND	**320**	ND	7.88	9.1	0.26
685 (D)	03/12/2025	0.06	ND	**350**	ND	7.14	8.3	0.28
685 (D)	03/19/2025	0.06	ND	**230**	ND	NT	9.4	0.24
685 (D)	03/26/2025	0.05	ND	**640**	ND	NT	10.1	0.23
685 (D)	04/02/2025	0.05	ND	**280**	ND	7.78	12	0.37
685 (D)	04/09/2025	0.05	ND	**640**	ND	7.75	14	0.57
685 (D)	04/16/2025	**0.02**	ND	**400**	ND	8.01	11.8	0.28
685 (D)	04/23/2025	0.1	ND	**72**	ND	7.94	11	0.18
685 (D)	04/30/2025	**0.03**	ND	**480**	ND	8.00	11.4	0.17
685 (D)	05/07/2025	0.07	ND	**240**	ND	7.90	11.5	0.18
685 (D)	05/14/2025	0.09	ND	6	ND	8.22	11.8	0.33
685 (D)	05/21/2025	0.06	ND	30	ND	7.82	14	0.24
685 (D)	05/28/2025	**0.02**	ND	**150**	ND	7.70	15	0.27
685 (D)	06/04/2025	0.05	ND	**210**	ND	8.02	13.8	0.23
685 (D)	06/11/2025	0.19	ND	ND	ND	8.04	14.1	0.31
685 (D)	06/18/2025	0.26	ND	4	ND	7.80	14	0.24
685 (D)	06/25/2025	0.1	ND	**280**	ND	7.83	15	0.22
685 (D)	07/02/2025	0.11	ND	ND	ND	7.88	16.1	0.52
685 (D)	07/09/2025	0.24	ND	2	ND	7.95	16.4	0.29
685 (D)	07/16/2025	0.28	ND	12	ND	8.33	16.1	0.29
685 (D)	07/23/2025	0.23	ND	2	ND	8.06	16.1	0.21
685 (D)	07/30/2025	0.09	ND	2	ND	8.29	16.7	0.34
685 (D)	08/06/2025	**0.04**	ND	**900**	ND	8.00	18	0.19
685 (D)	08/13/2025	0.34	ND	4	ND	**8.51**	16.9	0.22
685 (D)	08/20/2025	0.05	ND	**340**	ND	7.60	18.4	0.23
685 (D)	08/27/2025	**0.03**	ND	**350**	ND	7.94	17.9	0.18
685 (D)	09/03/2025	0.13	ND	**82**	ND	7.72	18.7	0.27
685 (D)	09/10/2025	**0.02**	ND	**72**	ND	8.19	18.2	0.23
685 (D)	09/17/2025	0.05	OG	**570**	**OG**	7.42	**20.1**	0.25
685 (D)	09/24/2025	**0**	ND	**390**	ND	8.07	18.7	0.18
685 (D)	10/01/2025	**0.02**	ND	4	ND	7.84	16.8	0.24
685 (D)	10/08/2025	**0.04**	ND	4	ND	8.05	15.6	0.2
685 (D)	10/15/2025	**0**	ND	**92**	ND	8.10	17	0.2
685 (D)	10/22/2025	**0.04**	ND	40	ND	7.85	14.5	0.27
685 (D)	10/29/2025	**0**	ND	8	ND	7.67	13.3	0.28
685 (D)	11/05/2025	**0**	ND	6	ND	7.86	13	0.59
685 (D)	11/12/2025	0.12	ND	2	ND	7.65	12.8	0.22
685 (D)	11/19/2025	0.21	ND	ND	ND	8.06	12.7	0.19
685 (D)	11/26/2025	0.13	ND	ND	ND	7.89	12.2	0.36
685 (D)	12/03/2025	0.12	ND	6	ND	7.75	10.6	0.35
685 (D)	12/10/2025	0.12	ND	6	ND	7.47	10.4	0.23
685 (D)	12/17/2025	0.06	ND	ND	ND	7.31	9.6	0.23
685 (D)	12/22/2025	0.14	ND	NT	ND	7.89	9.2	0.31
F (690)	01/08/2025	0.19	< 1	18	< 1		8.4	0.3
F (690)	01/15/2025	0.23	< 1	< 2	< 1		8.6	0.25
F (690)	01/22/2025	0.19	< 1	6	< 1		7.6	0.24
F (690)	01/29/2025	0.48	< 1	< 2	< 1		7.5	0.22
F (690)	02/05/2025	NT	NT	NT	NT		NT	NT
F (690)	02/12/2025	NT	NT	NT	NT		NT	NT
F (690)	02/19/2025	0.27	< 1	< 2	< 1	8.08	7.9	0.2
F (690)	02/26/2025	0.2	< 1	< 2	< 1	7.37	6.9	0.37
F (690)	03/05/2025	0.21	< 1	6	< 1	7.89	10.4	0.4
F (690)	03/12/2025	0.23	< 1	< 2	< 1	7.25	8.3	0.44
F (690)	03/19/2025	0.1	< 1	< 2	< 1	NT	7.8	0.32

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F (690)	03/26/2025	0.13	< 1	< 2	< 1	NT	9.4	0.3
F (690)	04/02/2025	0.63	< 1	< 2	< 1	7.98	11	0.49
F (690)	04/09/2025	0.3	< 1	< 2	< 1	7.57	13	0.26
F (690)	04/16/2025	0.82	< 1	< 2	< 1	8.04	11.1	0.25
F (690)	04/23/2025	0.65	< 1	< 2	< 1	8.13	10.2	0.23
F (690)	04/30/2025	0.08	< 1	12	< 1	8.10	10	0.28
F (690)	05/07/2025	0.58	< 1	4	< 1	8.10	10.5	0.28
F (690)	05/14/2025	0.66	< 1	< 2	< 1	8.04	10.6	0.31
F (690)	05/21/2025	0.5	< 1	< 2	< 1	7.87	12.5	0.28
F (690)	05/28/2025	0.33	< 1	2	< 1	8.18	11.9	0.35
F (690)	06/04/2025	0.7	< 1	< 2	< 1	8.13	11.4	0.4
F (690)	06/11/2025	0.12	< 1	< 2	< 1	7.98	13.7	0.26
F (690)	06/18/2025	0.71	< 1	< 2	< 1	8.02	12.5	0.23
F (690)	06/25/2025	0.69	< 1	< 2	< 1	7.94	13.8	0.25
F (690)	07/02/2025	0.94	< 1	< 2	< 1	7.92	14	0.26
F (690)	07/09/2025	0.44	< 1	< 2	< 1	7.81	15.9	0.22
F (690)	07/16/2025	0.73	< 1	26	< 1	8.18	15.4	0.27
F (690)	07/23/2025	0.77	< 1	< 2	< 1	8.11	14.5	0.19
F (690)	07/30/2025	0.92	< 1	< 2	< 1	8.02	15.1	0.25
F (690)	08/06/2025	0.87	< 1	< 2	< 1	8.18	16	0.19
F (690)	08/13/2025	0.95	< 1	10	< 1	**8.87**	16.3	0.27
F (690)	08/20/2025	0.95	< 1	10	< 1	7.73	16.5	0.29
F (690)	08/27/2025	0.9	< 1	< 2	< 1	8.08	16.7	0.26
F (690)	09/03/2025	0.74	< 1	< 2	< 1	7.97	16.7	0.26
F (690)	09/10/2025	0.68	< 1	2	< 1	7.94	16.1	0.27
F (690)	09/17/2025	0.9	< 1	2	< 1	7.86	17.1	0.24
F (690)	09/24/2025	0.78	< 1	2	< 1	8.11	16.3	0.24
F (690)	10/01/2025	0.75	< 1	4	< 1	7.58	17.5	0.24
F (690)	10/08/2025	0.82	< 1	< 2	< 1	7.64	15.9	0.36
F (690)	10/15/2025	0.73	< 1	< 2	< 1	8.07	14.5	0.28
F (690)	10/22/2025	0.75	< 1	< 2	< 1	7.45	15.4	0.4
F (690)	10/29/2025	0.65	< 1	< 2	< 1	7.67	13.2	0.33
F (690)	11/05/2025	0.71	< 1	< 2	< 1	8.00	12.2	0.27
F (690)	11/12/2025	0.78	< 1	< 2	< 1	7.43	12	0.21
F (690)	11/19/2025	0.68	< 1	2	< 1	7.87	13.4	0.22
F (690)	11/26/2025	0.65	< 1	< 2	< 1	7.25	13.5	0.28
F (690)	12/03/2025	0.63	< 1	< 2	< 1	7.59	11.5	0.25
F (690)	12/10/2025	0.23	< 1	4	< 1	7.90	10.8	0.26
F (690)	12/17/2025	0.69	< 1	< 2	< 1	7.97	9.6	0.3
F (690)	12/22/2025	0.77	< 1	NT	< 1	7.96	9.9	0.58
G	01/08/2025	0.48	0	< 1.0	0	7.32	9.9	0.19
G	01/15/2025	0.48	0	< 1.0	0	7.52	9.6	0.18
G	01/22/2025	0.71	0	< 1.0	0	7.48**	9.2	0.37
G	01/29/2025	0.65	0	< 1.0	0	7.03	8.7	0.26
G	02/05/2025	0.41	0	< 1.0	0	7.11	6.9	0.22
G	02/12/2025	0.57	0	1.0	0	7.18**	7.6	0.15
G	02/19/2025	0.52	0	< 1.0	0	6.56	7.6	0.21
G	02/26/2025	0.51	0	< 1.0	0	7.29	8.9	0.21
G	03/05/2025	0.62	0	< 1.0	0	7.35**	10.9	0.25
G	03/12/2025	0.30	0	< 1.0	0	7.48**	11.3	0.21
G	03/19/2025	0.63	0	3.0	0	6.84	9.4	0.32
G	03/26/2025	0.16	0	< 1.0	0	7.39	10.0	0.46
G	04/02/2025	0.16	0	< 1.0	0	7.37	10.3	0.37
G	04/09/2025	0.14	0	< 1.0	0	7.37	11.9	0.28
G	04/16/2025	0.11	0	< 1.0	0	7.19	12.0	0.32
G	04/23/2025	0.23	0	< 1.0	0	7.14	12.1	0.39
G	04/30/2025	0.31	0	< 1.0	0	7.40**	11.3	0.30
G	05/14/2025	0.19	0	< 1.0	0	7.64**	13.8	0.34
G	05/21/2025	0.12	0	< 1.0	0	7.72**	14.0	0.29
G	05/28/2025	0.19	0	< 1.0	0	7.40	15.1	0.20
G	06/04/2025	0.05	0	< 1.0	0	7.26	15.3	0.35
G	06/11/2025	0.20	0	< 1.0	0	7.29	15.2	0.33
G	06/18/2025	0.13	0	< 1.0	0	7.05	16.3	0.28
G	06/25/2025	0.20	0	< 1.0	0	7.62**	17.9	0.49
G	07/02/2025	0.28	0	1.0	0	6.84	18.7	0.38
G	07/09/2025	0.23	0	1.0	0	7.32	18.4	0.16
G	07/16/2025	**1.24**	0	< 1.0	0	7.08	12.8	0.20
G	07/23/2025	0.41	0	< 1.0	0	7.60**	18.1	< 0.10
G	07/30/2025	0.40	0	< 1.0	0	7.23	18.6	0.16
G	08/06/2025	0.27	0	< 1.0	0	7.53**	17.2	0.23
G	08/13/2025	0.23	0	1.0	0	7.39	19.5	0.16
G	08/20/2025	0.21	0	1.0	0	7.35	18.0	0.22

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
G	08/27/2025	0.20	0	< 1.0	0	6.98	19.0	0.21
G	09/03/2025	0.15	0	< 1.0	0	7.56**	19.2	0.22
G	09/17/2025	0.06	0	< 1.0	0	7.47	19.2	0.18
G	09/24/2025	0.18	0	< 1.0	0	7.45	18.4	0.19
G	10/01/2025	0.12	0	1.0	0	7.40	18.0	0.29
G	10/08/2025	0.24	0	< 1.0	0	7.72**	18.5	0.22
G	10/15/2025	0.18	0	1.0	0	7.42**	16.3	0.25
G	10/22/2025	0.39	0	< 1.0	0	7.68**	15.0	0.52
G	10/29/2025	**0.03**	0	< 1.0	0	7.35	15.5	0.23
G	11/05/2025	**0.00**	0	25	0	7.95	15.0	0.28
G	11/12/2025	0.09	0	< 1.0	0	7.41**	13.7	0.37
G	11/19/2025	0.18	0	< 1.0	0	7.24**	15.6	0.26
G	11/26/2025	0.07	0	< 1.0	0	7.46**	15.5	0.21
G	12/03/2025	0.25	0	< 1.0	0	7.39**	14.6	0.24
G	12/10/2025	0.30	0	1.0	0	7.57**	12.0	0.24
G	12/17/2025	0.45	0	< 1.0	0	7.46**	11.1	0.22
G	12/22/2025	0.58	0	< 1.0	0	7.14**	11.5	0.51
705 (H)	01/08/2025	0.24	ND	30	ND		9.6	0.29
705 (H)	01/15/2025	**0**	ND	**68**	ND		9.5	0.28
705 (H)	01/22/2025	**0**	ND	**68**	ND		8	0.16
705 (H)	01/29/2025	NT	NT	NT	NT	NT	NT	NT
705 (H)	02/05/2025	NT	NT	NT	NT	NT	NT	NT
705 (H)	02/12/2025	NT	NT	NT	NT	NT	NT	NT
705 (H)	02/19/2025	**0**	ND	**56**	ND	8.12	8.2	0.2
705 (H)	02/26/2025	0.53	ND	8	ND	7.61	8.1	0.85
705 (H)	03/05/2025	0.06	ND	**70**	ND	7.80	9.7	0.34
705 (H)	03/12/2025	0.18	ND	**98**	ND	7.31	8.1	0.42
705 (H)	03/19/2025	0.12	ND	ND	ND	NT	9.2	0.35
705 (H)	03/26/2025	0.14	ND	8	ND	NT	10.4	0.41
705 (H)	04/02/2025	0.1	ND	6	ND	7.82	12.5	1
705 (H)	04/09/2025	**0.03**	ND	**120**	ND	7.96	13.5	0.28
705 (H)	04/16/2025	0.11	ND	32	ND	8.03	11.7	0.25
705 (H)	04/23/2025	0.1	ND	4	ND	8.02	10.5	0.21
705 (H)	04/30/2025	0.08	ND	ND	ND	8.05	10.3	0.26
705 (H)	05/07/2025	0.08	ND	4	ND	8.00	12	0.21
705 (H)	05/14/2025	**0**	ND	**120**	ND	8.19	11.7	0.33
705 (H)	05/21/2025	0.05	ND	**52**	ND	7.91	14	0.32
705 (H)	05/28/2025	0.08	ND	48	ND	7.95	14.4	0.37
705 (H)	06/04/2025	0.05	ND	28	ND	8.04	11.9	0.82
705 (H)	06/11/2025	0.08	ND	ND	ND	8.03	14.4	0.72
705 (H)	06/18/2025	0.05	ND	48	ND	7.95	13.5	0.26
705 (H)	06/25/2025	0.1	ND	2	ND	7.83	15.1	0.33
705 (H)	07/02/2025	0.28	ND	6	ND	7.84	14.4	0.23
705 (H)	07/09/2025	0.06	ND	**82**	ND	7.79	16.1	0.27
705 (H)	07/16/2025	0.19	ND	12	ND	8.29	14.8	0.43
705 (H)	07/23/2025	0.17	ND	4	ND	8.08	16.2	0.48
705 (H)	07/30/2025	0.05	ND	**70**	ND	8.16	16.4	0.25
705 (H)	08/06/2025	0.05	ND	**100**	ND	8.15	18	0.17
705 (H)	08/13/2025	0.18	ND	ND	ND	**8.51**	16.7	0.19
705 (H)	08/20/2025	0.08	ND	**64**	ND	7.55	18.1	0.54
705 (H)	08/27/2025	0.12	ND	6	ND	8.04	16.9	0.3
705 (H)	09/03/2025	0.1	ND	40	ND	7.63	17.8	0.24
705 (H)	09/10/2025	**0.02**	ND	38	ND	8.12	17.5	0.3
705 (H)	09/17/2025	0.05	ND	30	ND	7.42	**20.1**	0.31
705 (H)	09/24/2025	0.07	ND	24	ND	8.08	17.5	0.36
705 (H)	10/01/2025	**0.04**	ND	**190**	ND	8.03	16.3	0.22
705 (H)	10/08/2025	**0.01**	ND	**80**	ND	8.12	16.1	0.22
705 (H)	10/15/2025	**0**	ND	**100**	ND	7.89	16.8	0.91
705 (H)	10/22/2025	**0.02**	ND	**130**	ND	8.23	14.4	0.26
705 (H)	10/29/2025	**0.03**	ND	**72**	**10**	8.03	13.9	0.29
705 (H)	11/05/2025	**0.03**	ND	**72**	ND	7.90	13.2	0.29
705 (H)	11/12/2025	0.05	ND	12	ND	7.63	12.5	0.23
705 (H)	11/19/2025	**0**	ND	**80**	ND	7.83	12.3	0.21
705 (H)	11/26/2025	0.06	ND	16	ND	7.84	13.6	0.33
705 (H)	12/03/2025	0.05	ND	16	ND	7.91	9.9	0.23
705 (H)	12/10/2025	0.06	ND	**110**	ND	7.48	10.6	0.25
705 (H)	12/17/2025	**0.04**	ND	32	ND	7.45	9.8	0.22
705 (H)	12/22/2025	0.08	ND	NT	ND	7.93	9	0.29
686 (I)	01/08/2025	0.19	ND	ND	ND		9.7	0.23
686 (I)	01/15/2025	**0.04**	ND	**510**	ND		9.7	0.18
686 (I)	01/22/2025	**0.03**	ND	**70**	ND		8.9	0.28
686 (I)	01/29/2025	0.34	ND	10	ND		10	0.17

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
686 (I)	02/05/2025	0.05	ND	40	ND		8	0.18
686 (I)	02/12/2025	0.3	ND	ND	ND		7.2	0.24
686 (I)	02/19/2025	**0**	ND	8	ND	8.00	9.5	0.16
686 (I)	02/26/2025	0.14	ND	12	ND	7.22	8.3	0.64
686 (I)	03/05/2025	0.67	ND	2	ND	7.94	9.2	0.52
686 (I)	03/12/2025	0.57	ND	ND	ND	7.75	8	0.55
686 (I)	03/19/2025	0.11	ND	ND	ND	NT	9.4	0.25
686 (I)	03/26/2025	0.07	ND	4	ND	NT	10.9	0.24
686 (I)	04/02/2025	0.1	ND	ND	ND	7.44	12	0.33
686 (I)	04/09/2025	0.07	ND	40	ND	8.0	13.5	0.27
686 (I)	04/16/2025	0.08	ND	ND	ND	7.98	11.8	0.21
686 (I)	04/23/2025	0.2	ND	ND	ND	8.00	11	0.16
686 (I)	04/30/2025	**0.03**	ND	ND	ND	7.92	11.4	0.26
686 (I)	05/07/2025	0.23	ND	ND	ND	8.05	11.5	0.3
686 (I)	05/14/2025	0.23	ND	ND	ND	8.16	12.3	0.3
686 (I)	05/21/2025	0.2	ND	ND	ND	7.91	14	0.33
686 (I)	05/28/2025	0.54	ND	2	ND	8.02	13.9	0.86
686 (I)	06/04/2025	0.55	ND	ND	ND	8.03	12	**1.4**
686 (I)	06/11/2025	0.35	ND	4	ND	8.14	13.8	0.57
686 (I)	06/18/2025	0.46	ND	ND	ND	7.68	14.5	0.2
686 (I)	06/25/2025	0.44	ND	ND	ND	7.88	13.8	0.27
686 (I)	07/02/2025	0.5	ND	6	ND	7.79	16.7	0.21
686 (I)	07/09/2025	0.52	ND	ND	ND	7.91	15.6	0.28
686 (I)	07/16/2025	0.44	ND	2	ND	8.35	14.7	0.25
686 (I)	07/23/2025	0.43	ND	2	ND	8.09	16.2	0.18
686 (I)	07/30/2025	0.27	ND	2	ND	8.21	16.9	0.26
686 (I)	08/06/2025	0.08	ND	**110**	ND	7.99	18	0.15
686 (I)	08/13/2025	0.51	ND	ND	ND	8.45	17.2	0.26
686 (I)	08/20/2025	0.94	ND	50	ND	7.70	18.2	0.88
686 (I)	08/27/2025	0.47	ND	ND	ND	8.09	17.2	0.36
686 (I)	09/03/2025	0.42	ND	ND	ND	7.67	19.1	0.24
686 (I)	09/10/2025	0.35	ND	4	ND	7.85	17.9	0.37
686 (I)	09/17/2025	0.15	ND	**120**	ND	7.59	18.4	0.31
686 (I)	09/24/2025	0.2	ND	2	ND	8.04	18.5	0.21
686 (I)	10/01/2025	**0.04**	ND	ND	ND	7.79	16.5	0.21
686 (I)	10/08/2025	**0.04**	ND	6	ND	7.82	15.8	0.22
686 (I)	10/15/2025	0.07	ND	2	ND	8.09	16.8	0.24
686 (I)	10/22/2025	0.1	ND	4	ND	7.78	14.5	0.3
686 (I)	10/29/2025	**0**	ND	ND	ND	8.00	15.6	0.33
686 (I)	11/05/2025	**0.01**	ND	4	ND	7.83	13.3	0.22
686 (I)	11/12/2025	**0.04**	ND	**62**	ND	7.77	14.2	0.2
686 (I)	11/19/2025	0.39	ND	ND	ND	8.03	12.9	0.21
686 (I)	11/26/2025	0.05	ND	ND	ND	7.87	13.4	0.33
686 (I)	12/03/2025	0.28	ND	10	ND	7.58	10.1	0.26
686 (I)	12/10/2025	0.17	ND	ND	ND	7.50	10.2	0.23
686 (I)	12/17/2025	0.12	ND	4	ND	7.68	10.4	0.22
686 (I)	12/22/2025	0.12	ND	NT	ND	7.88	9.5	0.29
465 (L)	01/08/2025	0.08	< 1	**82**	< 1		9.2	0.36
465 (L)	01/15/2025	0.1	< 1	< 2	< 1		9.5	0.28
465 (L)	01/22/2025	0.16	< 1	< 2	< 1		10.6	0.25
465 (L)	01/29/2025	0.18	< 1	24	< 1		8.7	0.23
465 (L)	02/05/2025	NT	NT	NT	NT		NT	NT
465 (L)	02/12/2025	NT	NT	NT	NT		NT	NT
465 (L)	02/19/2025	0.25	< 1	2	< 1	8.04	8.2	0.2
465 (L)	02/26/2025	0.54	< 1	< 2	< 1	7.94	9.4	0.74
465 (L)	03/05/2025	0.11	< 1	< 2	< 1	7.87	9	0.39
465 (L)	03/12/2025	0.4	< 1	< 2	< 1	7.95	8.7	0.46
465 (L)	03/19/2025	0.28	< 1	2	< 1	NT	10	0.32
465 (L)	03/26/2025	0.05	< 1	6	< 1	NT	12.1	0.31
465 (L)	04/02/2025	0.4	< 1	2	< 1	7.62	12.3	0.4
465 (L)	04/09/2025	0.33	< 1	< 2	< 1	7.77	13.5	0.26
465 (L)	04/16/2025	0.3	< 1	8	< 1	7.98	11.4	0.47
465 (L)	04/23/2025	0.46	< 1	2	< 1	7.96	11	0.21
465 (L)	04/30/2025	0.32	< 1	< 2	< 1	7.98	11.4	0.22
465 (L)	05/07/2025	0.45	< 1	2	< 1	7.90	11.5	0.27
465 (L)	05/14/2025	0.14	< 1	< 2	< 1	8.09	12.3	0.26
465 (L)	05/21/2025	0.36	< 1	10	< 1	7.86	14.5	0.23
465 (L)	05/28/2025	0.33	< 1	18	< 1	7.77	15.8	0.68
465 (L)	06/04/2025	0.31	< 1	14	< 1	7.93	12.8	0.79
465 (L)	06/11/2025	0.2	< 1	2	< 1	7.67	14.4	0.35
465 (L)	06/18/2025	0.38	< 1	22	< 1	7.94	14.2	0.23
465 (L)	06/25/2025	0.37	< 1	6	< 1	7.72	14.5	0.24

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
465 (L)	07/02/2025	0.39	< 1	< 2	< 1	7.83	16	0.2
465 (L)	07/09/2025	0.24	< 1	< 2	< 1	7.86	17.3	0.2
465 (L)	07/16/2025	0.28	< 1	8	< 1	8.23	16.2	0.27
465 (L)	07/23/2025	0.44	< 1	**58**	< 1	7.98	15.8	0.45
465 (L)	07/30/2025	0.26	< 1	2	< 1	8.12	17.7	0.21
465 (L)	08/06/2025	0.2	< 1	4	< 1	7.95	18	0.16
465 (L)	08/13/2025	0.51	< 1	**62**	< 1	8.18	17.3	0.23
465 (L)	08/20/2025	0.48	< 1	28	< 1	7.65	18.1	0.44
465 (L)	08/27/2025	0.31	< 1	12	< 1	8.05	17.3	0.25
465 (L)	09/03/2025	0.35	< 1	< 2	< 1	7.69	18.4	0.24
465 (L)	09/10/2025	0.17	NT	NT	NT	7.75	18.3	NT
465 (L)	09/11/2025	**0.04**	< 1	22	< 1	7.75	18.5	0.28
465 (L)	09/17/2025	0.12	< 1	28	< 1	7.33	18.6	0.23
465 (L)	09/24/2025	0.1	< 1	20	< 1	7.85	18.5	0.22
465 (L)	10/01/2025	**0.02**	< 1	14	< 1	7.87	16.9	0.23
465 (L)	10/08/2025	**0**	< 1	22	< 1	7.64	16.7	0.25
465 (L)	10/15/2025	**0.04**	< 1	6	< 1	8.07	18.1	0.24
465 (L)	10/22/2025	0.41	< 1	< 2	< 1	7.47	14.3	0.38
465 (L)	10/29/2025	0.34	< 1	< 2	< 1	**8.66**	14.8	0.35
465 (L)	11/05/2025	0.17	< 1	< 2	< 1	7.97	13.2	0.3
465 (L)	11/12/2025	0.28	< 1	2	< 1	7.90	14.6	0.31
465 (L)	11/19/2025	0.3	< 1	6	< 1	8.04	12.2	0.21
465 (L)	11/26/2025	0.28	< 1	2	< 1	7.92	13	0.27
465 (L)	12/03/2025	0.27	< 1	< 2	< 1	7.22	9.8	0.22
465 (L)	12/10/2025	0.27	< 1	2	< 1	7.41	11.1	0.36
465 (L)	12/17/2025	0.31	< 1	6	< 1	7.89	11.5	0.19
465 (L)	12/22/2025	0.4	< 1	NT	< 1	7.81	8.6	0.24
E (693)	01/08/2025	0.9	< 1	< 2	< 1		9.8	0.52
E (693)	01/15/2025	0.65	< 1	< 2	< 1		8.8	0.21
E (693)	01/29/2025	1.12	< 1	2	< 1		8.9	0.16
E (693)	02/05/2025	0.75	< 1	< 2	< 1		7.7	0.14
E (693)	02/12/2025	0.85	< 1	< 2	< 1		5.8	0.24
E (693)	02/19/2025	0.59	< 1	< 2	< 1	7.94	7.7	0.19
E (693)	02/26/2025	0.8	< 1	2	< 1	7.60	6.4	0.19
E (693)	03/05/2025	0.85	< 1	2	< 1	7.86	8.7	0.31
E (693)	03/12/2025	0.92	< 1	< 2	< 1	7.10	7.3	0.26
E (693)	03/19/2025	0.59	< 1	< 2	< 1	NT	7.8	0.33
E (693)	03/26/2025	0.81	< 1	NT	< 1	NT	9	0.2
E (693)	04/02/2025	0.67	< 1	4	< 1	7.70	11.7	0.44
E (693)	04/09/2025	0.81	< 1	< 2	< 1	7.78	12.5	0.26
E (693)	04/16/2025	0.35	< 1	< 2	< 1	8.01	11.1	0.2
E (693)	04/23/2025	0.35	< 1	< 2	< 1	7.90	10.5	0.33
E (693)	04/30/2025	0.36	< 1	< 2	< 1	8.04	11.1	0.26
E (693)	05/07/2025	0.4	< 1	< 2	< 1	7.87	10.5	0.2
E (693)	05/14/2025	0.15	< 1	< 2	< 1	8.08	12.3	0.31
E (693)	05/21/2025	0.14	< 1	< 2	< 1	7.78	10.8	0.26
E (693)	05/28/2025	0.14	< 1	4	< 1	7.91	14.7	0.45
E (693)	06/04/2025	**0.02**	< 1	8	< 1	7.96	13.4	0.28
E (693)	06/11/2025	0.14	< 1	< 2	< 1	7.98	14.9	0.2
E (693)	06/18/2025	0.12	< 1	14	< 1	7.90	14.5	0.19
E (693)	06/25/2025	0.27	< 1	< 2	< 1	7.94	15.1	0.19
E (693)	07/02/2025	0.52	< 1	< 2	< 1	7.96	15.3	0.25
E (693)	07/09/2025	0.2	< 1	4	< 1	7.78	17.8	0.22
E (693)	07/16/2025	0.43	< 1	2	< 1	8.14	16.1	0.26
E (693)	07/23/2025	0.4	< 1	2	< 1	7.95	16.2	0.15
E (693)	07/30/2025	0.42	< 1	2	< 1	8.13	16.9	0.18
E (693)	08/06/2025	0.36	< 1	< 2	< 1	8.10	17	0.18
E (693)	08/13/2025	0.25	< 1	2	< 1	8.22	16.8	0.18
E (693)	08/20/2025	0.13	< 1	14	< 1	7.26	17.7	0.59
E (693)	08/27/2025	0.39	< 1	< 2	< 1	8.01	17.8	0.17
E (693)	09/03/2025	0.35	< 1	4	< 1	7.62	18.4	0.28
E (693)	09/10/2025	0.2	< 1	< 2	< 1	7.70	17.1	0.38
E (693)	09/17/2025	0.26	< 1	4	< 1	7.36	18.1	0.19
E (693)	09/24/2025	0.21	< 1	< 2	< 1	8.00	17.4	0.19
E (693)	10/01/2025	0.27	< 1	< 2	< 1	7.91	17.5	0.19
E (693)	10/08/2025	0.17	< 1	2	< 1	7.41	16.9	0.25
E (693)	10/15/2025	0.11	< 1	< 2	< 1	7.90	15.2	0.21
E (693)	10/22/2025	0.11	< 1	6	< 1	7.56	15.1	0.23
E (693)	10/29/2025	**0**	< 1	2	< 1	7.51	13.9	0.27
E (693)	11/05/2025	0.22	< 1	2	< 1	7.89	13.5	0.22
E (693)	11/12/2025	0.12	< 1	**650**	< 1	7.59	12.4	0.17
E (693)	11/19/2025	**0**	< 1	2	< 1	7.64	13.2	0.19

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
E (693)	11/26/2025	0.11	< 1	**230**	< 1	6.64	14.4	0.27
E (693)	12/03/2025	**0.02**	< 1	**58**	< 1	7.55	11.5	0.25
E (693)	12/10/2025	0.13	< 1	10	< 1	7.70	11.2	0.53
E (693)	12/17/2025	0.12	< 1	2	< 1	8.03	9.7	0.22
E (693)	12/22/2025	0.06	< 1	NT	< 1	7.89	10.5	0.21
683 (AK)	01/08/2025	0.1	ND	**58**	ND		10.5	0.28
683 (AK)	01/15/2025	0.05	ND	34	ND		7.6	0.22
683 (AK)	01/22/2025	**0.04**	ND	**110**	ND		9.1	0.23
683 (AK)	01/29/2025	0.33	ND	4	ND		8.3	0.19
683 (AK)	02/05/2025	NT	NT	NT	NT		NT	NT
683 (AK)	02/12/2025	NT	NT	NT	NT		NT	NT
683 (AK)	02/19/2025	**0.01**	ND	12	ND	7.98	9.2	0.19
683 (AK)	02/26/2025	0.15	ND	**72**	ND	7.32	8.5	0.4
683 (AK)	03/05/2025	0.08	ND	4	ND	7.86	9.4	0.43
683 (AK)	03/12/2025	0.1	ND	2	ND	7.32	7.8	0.62
683 (AK)	03/19/2025	0.1	ND	8	ND	NT	9.5	0.28
683 (AK)	03/26/2025	0.05	ND	24	ND	NT	10.8	0.24
683 (AK)	04/02/2025	0.08	ND	16	ND	7.21	11.9	0.41
683 (AK)	04/09/2025	0.06	ND	2	ND	7.68	12.5	0.25
683 (AK)	04/16/2025	**0.02**	ND	4	ND	7.93	10.2	0.23
683 (AK)	04/23/2025	0.1	ND	**60**	ND	7.83	10	0.17
683 (AK)	04/30/2025	0.06	ND	12	ND	7.92	11.4	0.2
683 (AK)	05/07/2025	0.06	ND	**120**	ND	7.55	12	0.22
683 (AK)	05/14/2025	**0.02**	ND	18	ND	8.04	12.4	0.27
683 (AK)	05/21/2025	0.23	ND	ND	ND	7.95	11.5	0.28
683 (AK)	05/28/2025	0.06	ND	6	ND	7.82	15.2	0.25
683 (AK)	06/04/2025	**0.02**	ND	12	ND	7.96	14	0.3
683 (AK)	06/11/2025	**0.04**	ND	14	ND	7.98	14.5	0.25
683 (AK)	06/18/2025	0.08	ND	16	ND	7.95	14	0.35
683 (AK)	06/25/2025	0.09	ND	4	ND	7.87	15.7	0.21
683 (AK)	07/02/2025	0.12	ND	4	ND	7.62	14.5	0.22
683 (AK)	07/09/2025	0.08	ND	6	ND	7.71	17.8	0.36
683 (AK)	07/16/2025	0.22	ND	8	ND	7.65	16.9	0.18
683 (AK)	07/23/2025	0.18	ND	6	ND	7.70	16.7	0.29
683 (AK)	07/30/2025	0.3	ND	6	ND	8.16	17	0.2
683 (AK)	08/06/2025	0.17	ND	10	ND	7.65	16.5	0.2
683 (AK)	08/13/2025	0.24	ND	4	ND	8.22	15.6	0.22
683 (AK)	08/20/2025	0.1	ND	44	ND	7.54	18.7	0.23
683 (AK)	08/27/2025	0.13	ND	18	ND	7.55	17.4	0.2
683 (AK)	09/03/2025	0.1	ND	8	ND	7.66	18.5	0.22
683 (AK)	09/10/2025	0.39	ND	6	ND	7.90	18.2	0.21
683 (AK)	09/17/2025	0.12	ND	4	ND	7.52	18.4	0.22
683 (AK)	09/24/2025	0.14	ND	18	ND	7.97	17.5	0.22
683 (AK)	10/01/2025	**0.04**	ND	10	ND	7.27	16.9	0.22
683 (AK)	10/08/2025	0.18	ND	**52**	ND	7.96	16.1	0.24
683 (AK)	10/15/2025	0.05	ND	26	ND	8.09	15.7	0.25
683 (AK)	10/22/2025	0.08	ND	30	ND	7.76	15	0.34
683 (AK)	10/29/2025	0.1**	ND	4**	ND	7.95**	14.1**	0.29**
683 (AK)	11/05/2025	**0.01**	ND	2	ND	7.80	14.1	0.29
683 (AK)	11/12/2025	**0**	ND	ND	ND	7.60	13.6	0.22
683 (AK)	11/19/2025	0.12	ND	6	ND	7.74	11	0.22
683 (AK)	11/26/2025	**0**	ND	8	ND	6.93	13.3	0.28
683 (AK)	12/03/2025	0.05	ND	2	ND	7.95	10.8	0.26
683 (AK)	12/10/2025	0.09	ND	16	ND	7.28	12.4	0.29
683 (AK)	12/17/2025	**0**	ND	10	ND	7.18	10.3	0.23
683 (AK)	12/22/2025	0.07	ND	NT	ND	7.40	10.5	0.29
Y	01/08/2025	0.76	0	< 1.0	0	7.29	10.8	0.12
Y	01/15/2025	0.88	0	< 1.0	0	7.36	9.9	0.13
Y	01/22/2025	0.89	0	< 1.0	0	7.51**	9.6	0.17
Y	01/29/2025	0.28	0	< 1.0	0	7.29	8.9	0.24
Y	02/05/2025	0.51	0	< 1.0	0	7.34	7.1	0.26
Y	02/19/2025	0.70	0	< 1.0	0	7.03	8.7	0.13
Y	02/26/2025	0.67	0	< 1.0	0	7.21	9.9	0.14
Y	03/05/2025	0.36	0	< 1.0	0	7.57**	9.8	0.35
Y	03/12/2025	0.51	0	1.0	0	7.57**	12.6	0.26
Y	03/19/2025	0.24	0	< 1.0	0	7.44	8.9	0.39
Y	03/26/2025	0.11	0	< 1.0	0	7.50	10.0	0.36
Y	04/02/2025	**0.03**	0	< 1.0	0	7.73	10.6	0.44
Y	04/09/2025	0.42	0	1.0	0	7.76	11.7	0.22
Y	04/16/2025	0.28	0	1.0	0	7.38	11.4	0.20
Y	04/23/2025	0.23	0	< 1.0	0	7.50	12.2	0.26
Y	04/30/2025	0.24	0	< 1.0	0	7.78**	11.7	0.28

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
Y	05/14/2025	0.11	0	< 1.0	0	7.68**	13.4	0.23
Y	05/21/2025	0.08	0	< 1.0	0	7.86**	13.1	0.36
Y	05/28/2025	0.09	0	< 1.0	0	7.80	14.4	0.24
Y	06/04/2025	0.06	0	1.0	0	7.85	14.7	**2.6**
Y	06/11/2025	**0.04**	0	< 1.0	0	7.92	15.6	0.28
Y	06/18/2025	0.11	0	< 1.0	0	7.82	16.1	0.18
Y	06/25/2025	0.09	0	< 1.0	0	7.67**	17.4	0.35
Y	07/02/2025	0.20	0	1.0	0	7.72	17.1	0.20
Y	07/09/2025	0.23	0	< 1.0	0	7.62	17.3	0.15
Y	07/16/2025	0.24	0	< 1.0	0	7.34	17.7	0.19
Y	07/23/2025	0.18	0	< 1.0	0	7.81**	17.8	0.35
Y	07/30/2025	0.21	0	1.0	0	7.43	19.1	0.20
Y	08/06/2025	0.31	0	< 1.0	0	7.34**	17.3	0.36
Y	08/13/2025	0.18	0	< 1.0	0	8.11	18.8	0.18
Y	08/20/2025	0.12	0	< 1.0	0	7.65	18.5	0.53
Y	08/27/2025	0.11	0	< 1.0	0	7.55	18.8	0.22
Y	09/03/2025	0.10	0	< 1.0	0	7.84**	18.8	0.24
Y	09/17/2025	0.30	0	< 1.0	0	7.68	19.0	0.44
Y	09/24/2025	0.27	0	1.0	0	7.94	18.4	0.23
Y	10/01/2025	0.34	0	< 1.0	0	7.87	17.4	0.23
Y	10/08/2025	0.52	0	< 1.0	0	7.68**	17.8	0.28
Y	10/15/2025	**0.02**	0	1.0	0	7.48**	15.6	0.91
Y	10/22/2025	0.15	0	1.0	0	7.36**	16.1	0.30
Y	10/29/2025	0.21	0	< 1.0	0	7.97	15.9	0.32
Y	11/05/2025	0.10	0	< 1.0	0	7.44	15.5	0.26
Y	11/12/2025	0.18	0	< 1.0	0	7.58**	13.5	0.32
Y	11/19/2025	0.17	0	1.0	0	7.21**	14.8	0.31
Y	11/26/2025	0.13	0	< 1.0	0	7.86**	15.1	0.40
Y	12/03/2025	0.06	0	< 1.0	0	7.48**	13.2	0.45
Y	12/10/2025	0.12	0	2.0	0	7.53**	11.5	0.29
Y	12/17/2025	0.14	0	< 1.0	0	7.56**	10.9	0.47
Y	12/22/2025	0.07	0	< 1.0	0	7.08**	11.9	0.29
688 (AJ)	01/08/2025	0.14	ND	ND	ND		8.5	0.27
688 (AJ)	01/15/2025	0.23	ND	ND	ND		8.3	0.19
688 (AJ)	01/22/2025	0.2	ND	8	ND		8	0.16
688 (AJ)	01/29/2025	0.82	ND	ND	ND		6.8	0.17
688 (AJ)	02/05/2025	0.69	ND	4	ND		7.1	0.19
688 (AJ)	02/12/2025	0.62	ND	2	ND		5.8	0.22
688 (AJ)	02/19/2025	0.76	ND	ND	ND	7.17	5.1	0.16
688 (AJ)	02/26/2025	0.73	ND	ND	ND	8.06	6.6	0.65
688 (AJ)	03/05/2025	0.98	ND	ND	ND	7.74	8.9	0.31
688 (AJ)	03/12/2025	0.66	ND	ND	ND	7.89	9.9	0.28
688 (AJ)	03/19/2025	0.82	ND	ND	ND	NT	7.5	0.29
688 (AJ)	03/26/2025	0.34	ND	ND	ND	NT	8.2	0.24
688 (AJ)	04/02/2025	0.84	ND	2	ND	8.08	9.6	0.42
688 (AJ)	04/09/2025	**0**	ND	ND	ND	7.24	10.9	0.24
688 (AJ)	04/16/2025	0.96	ND	ND	ND	7.35	9.9	0.25
688 (AJ)	04/23/2025	0.97	ND	ND	ND	7.35	10.6	0.29
688 (AJ)	04/30/2025	0.77	ND	ND	ND	8.10	11.6	0.23
688 (AJ)	05/07/2025	0.71	ND	ND	ND	8.11	14.2	0.3
688 (AJ)	05/14/2025	0.74	ND	ND	ND	7.82	12.1	0.37
688 (AJ)	05/21/2025	0.82	ND	ND	ND	8.14	12.8	0.26
688 (AJ)	05/28/2025	0.8	ND	ND	ND	8.11	13.7	0.49
688 (AJ)	06/04/2025	0.66	ND	ND	ND	7.78	14.4	0.44
688 (AJ)	06/11/2025	0.53	ND	ND	ND	7.36	13.9	0.29
688 (AJ)	06/18/2025	0.72	ND	ND	ND	8.06	15.8	0.32
688 (AJ)	06/25/2025	0.78	ND	ND	ND	7.98	16.4	0.23
688 (AJ)	07/02/2025	0.6	ND	ND	ND	7.52	16.4	0.21
688 (AJ)	07/09/2025	0.77	ND	ND	ND	8.14	16.2	0.23
688 (AJ)	07/16/2025	0.52	ND	ND	ND	8.00	16.7	0.22
688 (AJ)	07/23/2025	0.58	ND	ND	ND	7.87	16.5	0.24
688 (AJ)	07/30/2025	**1.25**	ND	ND	ND	7.98	16.8	0.19
688 (AJ)	08/06/2025	**1.41**	ND	ND	ND	7.83	16.5	0.16
688 (AJ)	08/13/2025	0.68	ND	ND	ND	7.54	18.1	0.17
688 (AJ)	08/20/2025	0.4	ND	2	ND	8.02	17.5	0.23
688 (AJ)	08/27/2025	0.99	ND	ND	ND	7.76	17.9	0.22
688 (AJ)	09/03/2025	0.34	ND	ND	ND	8.06	16.8	0.2
688 (AJ)	09/10/2025	0.43	ND	ND	ND	7.74	15.8	0.27
688 (AJ)	09/17/2025	0.46	ND	ND	ND	8.08	17.9	0.2
688 (AJ)	09/24/2025	0.46	ND	6	ND	8.07	17.6	0.2
688 (AJ)	10/01/2025	0.3	ND	ND	ND	7.67	17	0.2
688 (AJ)	10/08/2025	0.18	ND	10	ND	7.43	16.5	0.23

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
688 (AJ)	10/15/2025	0.13	ND	12	ND	7.87	15.2	0.23
688 (AJ)	10/22/2025	0.27	ND	ND	ND	7.26	16.4	0.36
688 (AJ)	10/29/2025	0.11**	ND	2**	ND	7.84**	14.4**	0.24**
688 (AJ)	11/05/2025	**0.03**	ND	2	ND	7.80	13.5	0.24
688 (AJ)	11/12/2025	0.23	ND	2	ND	7.84	12.9	0.22
688 (AJ)	11/19/2025	0.14	ND	ND	ND	7.66	11.1	0.21
688 (AJ)	11/26/2025	0.1	ND	ND	ND	7.44	13.3	0.21
688 (AJ)	12/03/2025	0.19	ND	ND	ND	7.47	11.8	0.23
688 (AJ)	12/10/2025	0.72	ND	ND	ND	7.98	11.5	0.24
688 (AJ)	12/17/2025	0.91	ND	ND	ND	7.95	9.3	0.17
688 (AJ)	12/22/2025	0.9	ND	NT	ND	7.25	10.1	0.29
700 (W)	01/08/2025	0.47	ND	6	ND		7.1	0.38
700 (W)	01/15/2025	0.61	ND	8	ND		7.7	0.28
700 (W)	01/22/2025	0.6	ND	ND	ND		6.8	0.29
700 (W)	01/29/2025	0.1	ND	ND	ND		6	0.22
700 (W)	02/05/2025	NT	NT	NT	NT		NT	NT
700 (W)	02/12/2025	0.39	ND	8	ND		5.9	0.27
700 (W)	02/19/2025	0.38	ND	4	ND	6.89	6.8	0.2
700 (W)	02/26/2025	0.45	ND	2	ND	7.87	7.6	0.8
700 (W)	03/05/2025	0.25	ND	6	ND	7.44	8.2	0.37
700 (W)	03/12/2025	0.48	ND	ND	ND	7.86	10.3	0.62
700 (W)	03/19/2025	0.24	ND	2	ND	NT	8.3	0.3
700 (W)	03/26/2025	0.44	ND	ND	ND	NT	8	0.37
700 (W)	04/02/2025	0.2	ND	ND	ND	7.85	8.9	0.37
700 (W)	04/09/2025	0.58	ND	2	ND	7.36	9.1	0.26
700 (W)	04/16/2025	0.41	ND	2	ND	7.27	9	0.25
700 (W)	04/23/2025	0.3	ND	18	ND	7.47	9.1	0.22
700 (W)	04/30/2025	0.37	ND	ND	ND	7.92	10.4	0.21
700 (W)	05/07/2025	0.31	ND	6	ND	8.07	13	0.76
700 (W)	05/14/2025	0.38	ND	ND	ND	7.07	11.4	0.44
700 (W)	05/21/2025	0.14	ND	6	ND	8.23	11.1	0.39
700 (W)	05/28/2025	0.46	ND	ND	ND	8.25	12.4	0.36
700 (W)	06/04/2025	0.64	ND	ND	ND	7.35	12.8	**1.1**
700 (W)	06/11/2025	0.49	ND	ND	ND	6.98	13.5	0.38
700 (W)	06/18/2025	0.35	ND	ND	ND	7.18	14.1	0.32
700 (W)	06/25/2025	0.51	ND	ND	ND	7.90	15	0.4
700 (W)	07/02/2025	0.66	ND	ND	ND	6.78	15.2	0.24
700 (W)	07/09/2025	0.24	ND	ND	ND	7.78	15.8	0.28
700 (W)	07/16/2025	0.86	ND	ND	ND	7.68	14.3	0.26
700 (W)	07/23/2025	0.79	ND	ND	ND	8.30	15.7	0.19
700 (W)	07/30/2025	0.88	ND	ND	ND	8.36	15.2	0.17
700 (W)	08/06/2025	0.82	ND	4	ND	7.28	17.3	0.15
700 (W)	08/13/2025	0.88	ND	ND	ND	8.24	17	0.22
700 (W)	08/20/2025	0.86	ND	14	ND	8.07	17.7	0.3
700 (W)	08/27/2025	0.75	ND	ND	ND	7.98	16.8	0.28
700 (W)	09/03/2025	0.55	ND	2	ND	8.28	17.7	0.2
700 (W)	09/10/2025	0.42	ND	10	ND	7.58	15.1	0.73
700 (W)	09/17/2025	0.42	ND	4	ND	8.07	17.7	0.28
700 (W)	09/24/2025	0.59	ND	ND	ND	8.20	17	0.31
700 (W)	10/01/2025	0.27	ND	6	ND	8.15	16	0.23
700 (W)	10/08/2025	0.33	ND	44	ND	7.79	14.4	0.26
700 (W)	10/15/2025	0.14	ND	30	ND	8.12	15.5	0.22
700 (W)	10/22/2025	0.19	ND	6	ND	7.19	12.5	0.35
700 (W)	10/29/2025	0.22**	ND	4**	ND	7.84**	13.9**	0.31**
700 (W)	11/05/2025	0.12	ND	18	ND	7.21	13	0.34
700 (W)	11/12/2025	0.28	ND	ND	ND	7.60	12.1	0.23
700 (W)	11/19/2025	0.17	ND	18	ND	8.03	11.2	0.23
700 (W)	11/26/2025	0.19	ND	ND	ND	7.39	11.5	0.29
700 (W)	12/03/2025	0.09	ND	6	ND	6.98	9.9	0.3
700 (W)	12/10/2025	0.2	ND	6	ND	8.01	11	0.3
700 (W)	12/17/2025	0.49	ND	20	ND	7.15	10.9	0.24
700 (W)	12/22/2025	**0.04**	ND	NT	ND	7.07	10.2	0.25
699 (V)	01/08/2025	0.21	ND	ND	ND		8.4	0.28
699 (V)	01/15/2025	0.12	ND	2	ND		7.8	0.25
699 (V)	01/22/2025	0.11	ND	2	ND		8.8	0.43
699 (V)	01/29/2025	0.34	ND	ND	ND		7.3	0.22
699 (V)	02/05/2025	0.1	ND	ND	ND		7	0.24
699 (V)	02/12/2025	0.1	ND	ND	ND		7.7	0.24
699 (V)	02/19/2025	0.11	ND	ND	ND	7.89	7.5	0.21
699 (V)	02/26/2025	0.27	ND	10	ND	7.55	9.1	**1.1**
699 (V)	03/05/2025	0.1	ND	ND	ND	7.94	7.9	0.35
699 (V)	03/12/2025	0.16	ND	ND	ND	7.34	8.4	0.64

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
699 (V)	03/19/2025	0.1	ND	ND	ND	NT	8.4	0.36
699 (V)	03/26/2025	0.07	ND	ND	ND	NT	10.8	0.46
699 (V)	04/02/2025	0.08	ND	ND	ND	7.59	11.5	0.4
699 (V)	04/09/2025	0.13	ND	2	ND	7.78	12	0.29
699 (V)	04/16/2025	0.21	ND	ND	ND	7.95	9.7	0.24
699 (V)	04/23/2025	0.2	ND	2	ND	7.85	10	0.21
699 (V)	04/30/2025	0.18	ND	**130**	ND	7.80	11.1	0.23
699 (V)	05/07/2025	0.28	ND	ND	ND	7.45	12.5	0.25
699 (V)	05/14/2025	0.14	ND	ND	ND	8.11	11.2	0.32
699 (V)	05/21/2025	0.19	ND	ND	ND	7.90	13	0.26
699 (V)	05/28/2025	0.27	ND	ND	ND	7.92	14.3	0.3
699 (V)	06/04/2025	0.13	ND	ND	ND	8.04	12.9	0.28
699 (V)	06/11/2025	0.13	ND	ND	ND	8.13	13.5	0.24
699 (V)	06/18/2025	0.28	ND	4	ND	7.97	14	0.41
699 (V)	06/25/2025	0.21	ND	4	ND	7.86	14.4	0.22
699 (V)	07/02/2025	0.2	ND	ND	ND	7.87	14.3	0.23
699 (V)	07/09/2025	0.14	ND	ND	ND	7.87	16	0.23
699 (V)	07/16/2025	0.43	ND	4	ND	8.26	16.1	0.28
699 (V)	07/23/2025	0.36	ND	2	ND	8.05	16.7	0.27
699 (V)	07/30/2025	0.28	ND	ND	ND	8.21	16.2	0.23
699 (V)	08/06/2025	0.18	ND	28	ND	7.66	16.5	0.37
699 (V)	08/13/2025	0.48	ND	4	ND	**8.56**	16.9	0.19
699 (V)	08/20/2025	0.18	ND	8	ND	7.86	17.5	0.27
699 (V)	08/27/2025	0.13	ND	ND	ND	8.03	17.5	0.22
699 (V)	09/03/2025	0.21	ND	4	ND	7.70	18.1	0.21
699 (V)	09/10/2025	0.13	ND	ND	ND	7.95	18.2	0.21
699 (V)	09/17/2025	0.14	ND	6	ND	7.54	18.2	0.22
699 (V)	09/24/2025	0.16	ND	10	ND	8.03	17	0.22
699 (V)	10/01/2025	0.14	ND	ND	ND	7.90	16.3	0.24
699 (V)	10/08/2025	0.2	ND	8	ND	7.91	16.3	0.23
699 (V)	10/15/2025	0.13	ND	18	ND	7.71	14.4	0.26
699 (V)	10/22/2025	0.33	ND	4	ND	7.90	14.5	0.4
699 (V)	10/29/2025	0.27**	ND	ND	ND	8.05**	13.5**	0.32**
699 (V)	11/05/2025	0.09	ND	4	ND	7.65	13.4	0.34
699 (V)	11/12/2025	0.07	ND	ND	ND	7.80	13.3	0.24
699 (V)	11/19/2025	0.11	ND	ND	ND	7.61	11.3	0.22
699 (V)	11/26/2025	**0.04**	ND	2	ND	7.71	13.2	0.29
699 (V)	12/03/2025	0.24	ND	4	ND	7.72	10.5	0.29
699 (V)	12/10/2025	0.09	ND	ND	ND	7.70	10.9	0.34
699 (V)	12/17/2025	0.22	ND	ND	ND	7.03	9.7	0.24
699 (V)	12/22/2025	0.32	ND	NT	ND	7.29	9.7	0.25
695 (T)	01/08/2025	0.22	ND	8	ND		10.2	0.42
695 (T)	01/15/2025	0.1	ND	ND	ND		8.6	0.32
695 (T)	01/22/2025	0.14	ND	ND	ND		8.7	0.3
695 (T)	01/29/2025	0.39	ND	ND	ND	NT	9	0.28
695 (T)	02/05/2025	0.2	ND	ND	ND		7	0.22
695 (T)	02/12/2025	0.26	ND	ND	ND		7.6	0.33
695 (T)	02/19/2025	0.25	ND	ND	ND	8	8.7	0.2
695 (T)	02/26/2025	0.65	ND	ND	ND	7.60	8.9	0.88
695 (T)	03/05/2025	0.34	ND	2	ND	7.97	9.8	0.32
695 (T)	03/12/2025	0.31	ND	ND	ND	7.42	8.6	0.57
695 (T)	03/19/2025	0.26	ND	ND	ND	NT	10.4	0.41
695 (T)	03/26/2025	0.31	ND	ND	ND	NT	11.3	0.39
695 (T)	04/02/2025	0.27	ND	ND	ND	7.65	12	0.42
695 (T)	04/09/2025	0.3	ND	4	ND	7.70	14.5	0.24
695 (T)	04/16/2025	0.5	ND	ND	ND	7.88	12.1	0.33
695 (T)	04/23/2025	0.46	ND	ND	ND	8.05	11.5	0.21
695 (T)	04/30/2025	0.27	ND	ND	ND	7.94	11.7	0.26
695 (T)	05/07/2025	0.45	ND	ND	ND	8.05	11.5	0.29
695 (T)	05/14/2025	0.12	ND	ND	ND	8.12	12.3	0.4
695 (T)	05/21/2025	0.33	ND	ND	ND	7.77	14	0.48
695 (T)	05/28/2025	0.2	ND	ND	ND	7.92	15	0.29
695 (T)	06/04/2025	0.61	ND	2	ND	7.97	13.6	0.7
695 (T)	06/11/2025	0.26	ND	ND	ND	8.12	14.1	0.26
695 (T)	06/18/2025	0.3	ND	ND	ND	8.00	14.5	0.26
695 (T)	06/25/2025	0.25	ND	28	ND	7.91	15.5	0.29
695 (T)	07/02/2025	0.45	ND	24	ND	7.90	15.8	0.22
695 (T)	07/09/2025	0.3	ND	14	ND	7.82	16.4	0.29
695 (T)	07/16/2025	0.14	ND	**52**	ND	8.25	14.6	0.23
695 (T)	07/23/2025	0.62	ND	44	ND	7.98	15.6	0.19
695 (T)	07/30/2025	0.18	ND	48	ND	8.14	17.5	0.32
695 (T)	08/06/2025	0.45	ND	18	ND	7.98	17.5	0.19

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
695 (T)	08/13/2025	0.3	ND	ND	ND	8.41	17.3	0.22
695 (T)	08/20/2025	0.23	ND	10	ND	7.66	18.1	0.32
695 (T)	08/27/2025	0.36	ND	ND	ND	7.91	17.4	0.24
695 (T)	09/03/2025	0.21	ND	26	ND	7.75	18.6	0.21
695 (T)	09/10/2025	0.09	ND	8	ND	7.92	18.8	0.28
695 (T)	09/17/2025	0.15	ND	14	ND	7.54	18.6	0.24
695 (T)	09/24/2025	0.1	ND	18	ND	7.95	18	0.27
695 (T)	10/01/2025	0.1	ND	4	ND	7.80	16.9	0.31
695 (T)	10/08/2025	0.13	ND	6	ND	7.85	16.5	0.38
695 (T)	10/15/2025	0.08	ND	8	ND	8.15	17.3	0.24
695 (T)	10/22/2025	0.15	ND	16	ND	7.53	15.2	0.39
695 (T)	10/29/2025	0.1	ND	18	ND	8.28	15.1	0.37
695 (T)	11/05/2025	0.05	ND	18	ND	7.87	13.2	0.47
695 (T)	11/12/2025	0.13	ND	ND	ND	7.84	13.4	0.31
695 (T)	11/19/2025	0.21	ND	22	ND	8.00	12.7	0.18
695 (T)	11/26/2025	0.24	ND	2	ND	7.84	12.3	0.3
695 (T)	12/03/2025	0.18	ND	10	ND	7.84	9.8	0.25
695 (T)	12/10/2025	0.34	ND	6	ND	7.42	11.4	0.34
695 (T)	12/17/2025	0.14	ND	ND	ND	7.79	9.5	0.2
695 (T)	12/22/2025	0.24	ND	NT	ND	7.81	9.1	0.55
467 (U)	01/08/2025	0.64	< 1	2	< 1		7.9	0.24
467 (U)	01/15/2025	0.55	< 1	< 2	< 1		8.2	0.29
467 (U)	01/22/2025	0.73	< 1	4	< 1		7.9	0.34
467 (U)	01/29/2025	1.04	< 1	< 2	< 1		7	0.23
467 (U)	02/05/2025	0.32	< 1	< 2	< 1		6.2	0.25
467 (U)	02/12/2025	0.77	< 1	< 2	< 1		7.7	0.33
467 (U)	02/19/2025	0.5	< 1	< 2	< 1	8.17	7	0.22
467 (U)	02/26/2025	0.99	< 1	8	< 1	7.79	7.5	0.68
467 (U)	03/05/2025	0.71	< 1	< 2	< 1	8.02	7.9	0.3
467 (U)	03/12/2025	0.84	< 1	< 2	< 1	7.93	7.8	0.53
467 (U)	03/19/2025	0.7	< 1	< 2	< 1	NT	9.8	0.31
467 (U)	03/26/2025	0.86	< 1	< 2	< 1	NT	10.3	0.44
467 (U)	04/02/2025	0.77	< 1	2	< 1	7.97	11.5	0.42
467 (U)	04/09/2025	0.84	< 1	2	< 1	7.95	13	0.27
467 (U)	04/16/2025	0.67	< 1	4	< 1	8.08	10.9	0.29
467 (U)	04/23/2025	0.77	< 1	< 2	< 1	8.04	9.8	0.23
467 (U)	04/30/2025	1.05	< 1	< 2	< 1	8.15	11	0.26
467 (U)	05/07/2025	0.8	< 1	2	< 1	8.05	9.8	0.29
467 (U)	05/14/2025	0.64	< 1	4	< 1	8.22	11.3	0.31
467 (U)	05/21/2025	0.87	< 1	< 2	< 1	7.67	14.5	0.28
467 (U)	05/28/2025	0.76	< 1	2	< 1	7.74	15.2	0.47
467 (U)	06/04/2025	0.73	< 1	< 2	< 1	8.02	12.6	0.84
467 (U)	06/11/2025	0.47	< 1	12	< 1	8.15	13.3	0.26
467 (U)	06/18/2025	0.67	< 1	**340**	< 1	7.99	14.5	**29**
467 (U)	06/25/2025	0.69	< 1	14	< 1	7.82	12.8	0.19
467 (U)	07/02/2025	0.71	< 1	16	< 1	7.95	14.9	0.73
467 (U)	07/09/2025	0.68	< 1	**52**	< 1	7.93	16.3	0.35
467 (U)	07/16/2025	0.54	< 1	**110**	< 1	8.30	16.1	0.51
467 (U)	07/23/2025	0.73	< 1	10	**1**	8.00	16.6	0.19
467 (U)	07/30/2025	0.45	< 1	48	< 1	8.21	17.7	0.17
467 (U)	08/06/2025	0.5	< 1	**78**	< 1	8.15	18.2	0.18
467 (U)	08/13/2025	0.62	< 1	12	< 1	8.29	17.4	0.2
467 (U)	08/20/2025	0.52	< 1	34	< 1	7.72	17.4	0.29
467 (U)	08/27/2025	0.55	< 1	**130**	< 1	7.96	17.6	0.21
467 (U)	09/03/2025	0.69	< 1	12	< 1	7.44	18.2	0.19
467 (U)	09/10/2025	0.49	< 1	**70**	< 1	7.96	19.1	0.28
467 (U)	09/17/2025	0.47	< 1	20	< 1	7.65	18.1	0.24
467 (U)	09/24/2025	0.45	< 1	38	< 1	7.95	18	0.28
467 (U)	10/01/2025	0.28	< 1	40	< 1	7.74	16.9	0.27
467 (U)	10/08/2025	0.4	< 1	6	< 1	7.84	15.8	0.3
467 (U)	10/15/2025	0.52	< 1	38	< 1	8.18	16.7	0.34
467 (U)	10/22/2025	0.4	< 1	NR	< 1	7.55	14	0.42
467 (U)	10/29/2025	0.52	< 1	8	< 1	**8.51**	14.1	0.32
467 (U)	11/05/2025	0.26	< 1	4	< 1	7.90	13.6	0.34
467 (U)	11/12/2025	0.42	< 1	4	< 1	8.04	12.6	0.23
467 (U)	11/19/2025	0.46	< 1	10	< 1	7.87	11.6	0.2
467 (U)	11/26/2025	0.44	< 1	< 2	< 1	7.89	13.2	0.46
467 (U)	12/03/2025	0.43	< 1	2	< 1	7.71	9.4	0.24
467 (U)	12/10/2025	0.45	< 1	4	< 1	7.41	10.5	0.22
467 (U)	12/17/2025	0.26	< 1	6	< 1	7.86	10.3	0.2
467 (U)	12/22/2025	0.46	< 1	NT	< 1	7.94	8.8	0.25
S	01/08/2025	0.09	0	< 1.0	0	7.30	9.8	0.42

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
S	01/15/2025	0.27	0	< 1.0	0	7.55	9.4	0.47
S	01/22/2025	0.26	0	< 1.0	0	7.76**	10.5	0.49
S	01/29/2025	0.26	0	< 1.0	0	7.44	8.0	0.55
S	02/19/2025	0.26	0	< 1.0	0	7.32	8.3	0.55
S	02/26/2025	0.21	0	< 1.0	0	7.97	9.4	0.47
S	03/05/2025	0.31	0	2.0	0	8.14**	8.3	0.54
S	03/12/2025	0.31	0	< 1.0	0	7.84**	11.5	0.52
S	03/19/2025	0.26	0	1.0	0	7.65	10.0	0.52
S	03/26/2025	0.22	0	< 1.0	0	8.22	10.4	0.45
S	04/02/2025	0.25	0	< 1.0	0	8.19	10.2	0.50
S	04/09/2025	0.46	0	< 1.0	0	7.54	11.6	0.45
S	04/16/2025	0.27	0	< 1.0	0	7.80	11.6	0.49
S	04/23/2025	0.24	0	< 1.0	0	7.80	12.2	< 0.10
S	04/30/2025	0.23	0	< 1.0	0	8.15**	12.3	0.64
S	05/14/2025	0.29	0	< 1.0	0	7.94**	12.6	0.54
S	05/21/2025	0.17	0	< 1.0	0	8.26**	12.9	0.48
S	05/28/2025	0.38	0	< 1.0	0	8.16	14.6	0.50
S	06/04/2025	0.25	0	< 1.0	0	7.32	13.8	0.48
S	06/11/2025	0.14	0	< 1.0	0	7.66	14.8	0.48
S	06/18/2025	0.16	0	< 1.0	0	7.77	14.1	0.45
S	06/25/2025	0.26	0	< 1.0	0	7.90**	16.1	0.46
S	07/02/2025	0.41	0	< 1.0	0	7.57	15.7	0.48
S	07/09/2025	0.15	0	< 1.0	0	8.16	15.8	0.42
S	07/16/2025	0.18	0	< 1.0	0	8.01	14.3	0.52
S	07/23/2025	0.16	0	< 1.0	0	8.15**	16.3	0.49
S	07/30/2025	0.27	0	< 1.0	0	7.56	16.1	0.49
S	08/06/2025	0.19	0	< 1.0	0	7.88**	14.3	0.58
S	08/13/2025	0.07	0	< 1.0	0	7.65	18.8	0.46
S	08/20/2025	0.07	0	< 1.0	0	8.09	16.0	0.58
S	08/27/2025	0.16	0	< 1.0	0	8.15	15.3	0.50
S	09/03/2025	**0.03**	0	< 1.0	0	7.90**	15.4	0.58
S	09/17/2025	0.05	0	< 1.0	0	7.98	14.8	0.24
S	09/24/2025	0.08	0	< 1.0	0	7.89	13.8	0.59
S	10/01/2025	0.08	0	< 1.0	0	7.37	16.0	0.29
S	10/08/2025	0.07	0	1.0	0	7.84**	16.7	0.52
S	10/15/2025	0.22	0	7.0	0	7.90**	11.7	0.71
S	10/22/2025	0.14	0	1.0	0	7.75**	15.8	0.67
S	10/29/2025	**0.04**	0	5.0	0	8.10	15.5	0.12
S	11/05/2025	**0.04**	0	2.0	0	7.96	13.3	0.47
S	11/12/2025	0.08	0	13	0	7.74**	12.4	0.50
S	11/19/2025	0.37	0	**71**	0	8.00**	14.1	0.64
S	11/26/2025	0.13	0	1.0	0	7.84**	14.1	0.50
S	12/03/2025	0.58	0	< 1.0	0	7.96**	13.4	0.60
S	12/10/2025	0.58	0	< 1.0	0	8.12**	11.0	0.68
S	12/17/2025	0.74	0	< 1.0	0	8.08**	11.5	0.58
S	12/22/2025	0.72	0	< 1.0	0	7.70**	11.5	0.53
P (692)	01/08/2025		0	< 1.0	0			0.23
P (692)	01/22/2025		0	1.0	0	7.73		0.41
P (692)	01/29/2025	0.18	0	< 1.0	0	6.86	8.2	0.45
P (692)	02/05/2025	0.12	0	< 1.0	0	7.99	7.9	0.37
P (692)	02/12/2025	0.20	0**	< 1.0	0**	7.23**	8.9	0.30**
P (692)	02/19/2025	0.20	0	< 1.0	0	**6.48**	7.3	0.34
P (692)	02/26/2025	0.12	0	< 1.0	0	8.24	8.2	0.50
P (692)	03/05/2025	**0.03**	0	< 1.0	0	6.98**	**20.7**	0.43
P (692)	03/12/2025	0.06	0	< 1.0	0	7.64**	10.6	0.36
P (692)	03/19/2025	0.27	0	< 1.0	0	6.80	8.5	0.36
P (692)	03/26/2025	0.23	0	1.0	0	8.20	8.8	0.53
P (692)	04/02/2025	0.66	0	< 1.0	0	8.12	9.6	0.37
P (692)	04/09/2025	0.30	0	< 1.0	0	8.23	9.3	0.27
P (692)	04/16/2025	0.76	0	< 1.0	0	7.65	9.1	0.26
P (692)	04/23/2025	0.58	0	< 1.0	0	7.54	10.5	0.48
P (692)	04/30/2025	0.59	0	< 1.0	0	7.78**	10.0	0.39
P (692)	05/14/2025	0.62	0	< 1.0	0	7.88**	11.7	0.37
P (692)	05/21/2025	0.76	0	< 1.0	0	7.94**	11.2	0.30
P (692)	05/28/2025	0.64	0	< 1.0	0	8.16	12.6	0.22
P (692)	06/04/2025	0.66	0	< 1.0	0	7.94	12.5	0.36
P (692)	06/11/2025	0.53	0	< 1.0	0	8.22	14.9	0.41
P (692)	06/18/2025	0.17	0	< 1.0	0	7.09	14.0	0.23
P (692)	06/25/2025	0.50	0	< 1.0	0	7.80**	16.0	0.50
P (692)	07/02/2025	0.73	0	< 1.0	0	7.22	15.6	0.42
P (692)	07/09/2025	0.58	0	1.0	0	8.16	16.7	0.18
P (692)	07/16/2025	0.67	0	< 1.0	0	7.95	14.8	0.20

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P (692)	07/23/2025	0.83	0	2.0	0	7.87**	15.2	0.26
P (692)	07/30/2025	0.74	0	< 1.0	0	7.78	16.9	0.38
P (692)	08/06/2025	0.87	0	1.0	0	7.32**	15.8	0.40
P (692)	08/13/2025	0.84	0	< 1.0	0	**8.68**	18.4	0.29
P (692)	08/20/2025	0.73	0	< 1.0	0	7.75	17.0	0.37
P (692)	08/27/2025	0.76	0	< 1.0	0	7.76	17.2	0.32
P (692)	09/03/2025	0.69	0	< 1.0	0	7.66**	17.1	0.26
P (692)	09/17/2025	0.70	0	< 1.0	0	7.71	17.0	0.15
P (692)	09/24/2025	0.71	0	< 1.0	0	7.60	16.1	0.39
P (692)	10/01/2025	0.64	0	< 1.0	0	8.17	17.5	0.28
P (692)	10/08/2025	0.72	0	< 1.0	**1.0**	7.70**	16.8	0.29
P (692)	10/10/2025		0		0			
P (692)	10/11/2025		0		0			
P (692)	10/15/2025	0.64	0	< 1.0	0	7.68**	15.1	0.44
P (692)	10/22/2025	0.69	0	< 1.0	0	7.70**	14.3	0.48
P (692)	10/29/2025	0.72	0	< 1.0	0	8.13	14.4	0.24
P (692)	11/05/2025	0.69	0	< 1.0	0	7.95	13.9	0.25
P (692)	11/12/2025	0.62	0	< 1.0	0	7.77**	12.8	0.43
P (692)	11/19/2025	0.61	0	< 1.0	0	7.44**	12.6	0.40
P (692)	11/26/2025	0.52	0	< 1.0	0	7.78**	15.2	0.49
P (692)	12/03/2025	0.66	0	< 1.0	0	7.62**	12.7	0.73
P (692)	12/10/2025	0.11	0	< 1.0	0	7.86**	11.6	0.42
P (692)	12/17/2025	0.55	0	< 1.0	0	7.55**	10.5	0.22
P (692)	12/22/2025	0.73	0	1.0	0	6.91**	10.3	0.56
R (691)	01/08/2025		0	< 1.0	0			0.22
R (691)	01/15/2025		0	< 1.0	0	7.36		
R (691)	01/22/2025		0	< 1.0	0	8.03		0.31
R (691)	01/29/2025	0.21	0	< 1.0	0	7.18	7.1	0.21
R (691)	02/05/2025	0.15	0	< 1.0	0	8.01	5.7	0.41
R (691)	02/12/2025	0.16	0	< 1.0	0	7.28**	6.3	0.34
R (691)	02/19/2025	0.24	0	< 1.0	0	6.69	6.3	0.59
R (691)	02/26/2025	0.21	0	< 1.0	0	8.14	7.8	0.65
R (691)	03/05/2025	0.19	0	< 1.0	0	8.12**	9.3	0.49
R (691)	03/12/2025	0.08	0	< 1.0	0	7.92**	10.0	0.45
R (691)	03/19/2025	0.21	0	< 1.0	0	6.90	8.2	0.40
R (691)	03/26/2025	0.09	0	< 1.0	0	8.06	8.2	0.55
R (691)	04/02/2025	0.21	0	< 1.0	0	8.15	9.2	0.34
R (691)	04/09/2025	0.26	0	< 1.0	0	8.25	9.0	0.29
R (691)	04/16/2025	0.70	0	< 1.0	0	7.64	9.7	0.28
R (691)	04/23/2025	0.57	0	< 1.0	0	7.50	9.8	0.24
R (691)	04/30/2025	0.49	0	< 1.0	0	8.04**	10.0	0.42
R (691)	05/14/2025	0.72	0	< 1.0	0	7.98**	12.2	0.33
R (691)	05/21/2025	0.75	0	< 1.0	0	8.14**	11.0	0.33
R (691)	05/28/2025	0.26	0	< 1.0	0	8.16	12.2	0.25
R (691)	06/04/2025	0.51	0	< 1.0	0	7.75	13.7	0.27
R (691)	06/11/2025	0.51	0	< 1.0	0	8.19	15.0	0.26
R (691)	06/18/2025	0.19	0	3.0	0	7.55	13.9	0.26
R (691)	06/25/2025	0.69	0	< 1.0	0	8.02**	15.5	0.43
R (691)	07/02/2025	0.78	0	< 1.0	0	7.59	16.2	0.38
R (691)	07/09/2025	0.52	0	< 1.0	0	8.26	16.0	0.28
R (691)	07/16/2025	0.65	0	< 1.0	0	7.82	15.5	0.23
R (691)	07/23/2025	0.84	0	< 1.0	0	7.95**	14.8	0.34
R (691)	07/30/2025	0.80	0	< 1.0	0	7.45	16.7	0.19
R (691)	08/06/2025	0.63	0	< 1.0	0	7.38**	16.4	0.38
R (691)	08/13/2025	0.51	0	< 1.0	0	7.97	16.4	0.18
R (691)	08/20/2025	0.70	0	< 1.0	0	8.00	17.5	0.43
R (691)	08/27/2025	0.89	0	< 1.0	0	7.74	16.8	0.38
R (691)	09/03/2025	0.76	0	< 1.0	0	7.91**	17.8	0.29
R (691)	09/17/2025	0.74	0	< 1.0	0	8.05	18.0	0.20
R (691)	09/24/2025	0.70	0	< 1.0	0	8.09	16.5	0.43
R (691)	10/01/2025	0.75	0	< 1.0	0	8.22	16.8	0.46
R (691)	10/08/2025	0.65	0	< 1.0	0	7.86**	17.8	0.45
R (691)	10/15/2025	0.68	0	< 1.0	0	7.84**	14.9	0.32
R (691)	10/22/2025	0.70	0	< 1.0	0	7.78**	14.6	0.48
R (691)	10/29/2025	0.79	0	< 1.0	0	8.33	13.9	0.38
R (691)	11/05/2025	0.81	0	< 1.0	0	8.05	13.2	0.22
R (691)	11/12/2025	0.76	0	< 1.0	0	7.94**	11.9	0.44
R (691)	11/19/2025	0.71	0	< 1.0	0	7.51**	12.8	0.46
R (691)	11/26/2025	0.54	0	< 1.0	0	7.92**	13.9	0.48
R (691)	12/03/2025	0.63	0	1.0	0	7.62**	13.6	0.45
R (691)	12/10/2025	0.14	0	< 1.0	0	**8.42****	11.5	0.29
R (691)	12/17/2025	0.71	0	< 1.0	0	7.78**	9.9	0.42

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
R (691)	12/22/2025	0.66	0	1.0	0	6.80**	11.7	**1.9**
466 (O)	01/08/2025	0.6	< 1	< 2	< 1		8.2	0.42
466 (O)	01/15/2025	0.53	< 1	< 2	< 1		8.5	0.24
466 (O)	01/22/2025	0.48	< 1	< 2	< 1		8.1	0.36
466 (O)	01/29/2025	1.0	< 1	< 2	< 1		7.1	0.44
466 (O)	02/05/2025	NT	NT	NT	NT		NT	NT
466 (O)	02/12/2025	NT	NT	NT	NT		NT	NT
466 (O)	02/19/2025	0.57	< 1	4	< 1	8.15	7.2	0.24
466 (O)	02/26/2025	0.88	< 1	< 2	< 1	7.38	9.7	1
466 (O)	03/05/2025	0.63	< 1	< 2	< 1	8.01	7.7	0.36
466 (O)	03/12/2025	**1.22**	< 1	< 2	< 1	7.94	7.2	0.66
466 (O)	03/19/2025	0.68	< 1	< 2	< 1	NT	8.3	0.43
466 (O)	03/26/2025	0.84	< 1	< 2	< 1	NT	10	0.55
466 (O)	04/02/2025	0.68	< 1	2	< 1	7.70	11	0.51
466 (O)	04/09/2025	0.78	< 1	4	< 1	7.99	13	0.3
466 (O)	04/16/2025	0.66	< 1	< 2	< 1	8.05	10.2	0.37
466 (O)	04/23/2025	0.73	< 1	< 2	< 1	8.03	9	0.33
466 (O)	04/30/2025	0.65	< 1	< 2	< 1	8.05	10	0.26
466 (O)	05/07/2025	0.7	< 1	6	< 1	7.95	10	0.3
466 (O)	05/14/2025	0.57	< 1	4	< 1	8.16	10.3	0.37
466 (O)	05/21/2025	0.76	< 1	< 2	< 1	7.76	12.5	0.31
466 (O)	05/28/2025	0.72	< 1	4	< 1	7.64	14.1	0.53
466 (O)	06/04/2025	0.54	< 1	6	< 1	7.99	10.7	0.46
466 (O)	06/11/2025	0.51	< 1	4	< 1	8.13	13.2	0.27
466 (O)	06/18/2025	0.6	< 1	4	< 1	8.11	12	0.2
466 (O)	06/25/2025	0.57	< 1	42	< 1	7.92	12.6	0.28
466 (O)	07/02/2025	0.59	< 1	6	< 1	7.93	14.7	0.34
466 (O)	07/09/2025	0.45	< 1	2	< 1	8.01	14.5	0.21
466 (O)	07/16/2025	0.48	< 1	22	< 1	8.27	15	0.25
466 (O)	07/23/2025	0.43	< 1	26	< 1	8.01	14.3	0.28
466 (O)	07/30/2025	0.43	< 1	6	< 1	8.17	15.9	0.21
466 (O)	08/06/2025	0.57	< 1	10	< 1	8.11	17	0.15
466 (O)	08/13/2025	0.61	< 1	16	< 1	8.38	16.8	0.22
466 (O)	08/20/2025	0.4	< 1	10	< 1	7.70	16.8	0.3
466 (O)	08/27/2025	0.25	< 1	24	< 1	7.97	16.7	0.22
466 (O)	09/03/2025	0.46	< 1	8	< 1	7.65	18.5	0.28
466 (O)	09/10/2025	0.3	< 1	18	< 1	7.97	16.7	0.47
466 (O)	09/17/2025	0.34	< 1	2	< 1	7.61	17.6	0.4
466 (O)	09/24/2025	0.35	< 1	14	< 1	8.03	16.8	0.24
466 (O)	10/01/2025	0.22	< 1	8	< 1	7.69	16.7	0.38
466 (O)	10/08/2025	0.33	< 1	8	< 1	7.87	14.9	0.35
466 (O)	10/15/2025	0.33	< 1	22	< 1	7.91	15.7	0.45
466 (O)	10/22/2025	0.38	< 1	2	< 1	7.72	13.8	0.48
466 (O)	10/29/2025	0.35	< 1	< 2	< 1	7.03	14.8	0.35
466 (O)	11/05/2025	0.08	< 1	40	< 1	7.90	13.3	**1.2**
466 (O)	11/12/2025	0.12	< 1	< 2	< 1	7.95	12.9	0.25
466 (O)	11/19/2025	0.3	< 1	2	< 1	7.96	11.5	0.22
466 (O)	11/26/2025	0.15	< 1	2	< 1	7.87	13.3	0.27
466 (O)	12/03/2025	0.33	< 1	6	< 1	7.72	9	0.29
466 (O)	12/10/2025	**0**	< 1	12	< 1	7.41	11	0.38
466 (O)	12/17/2025	0.17	< 1	2	< 1	7.81	10.1	0.23
466 (O)	12/22/2025	0.09	< 1	NT	< 1	7.85	8.4	0.34
463 (M)	01/08/2025	0.93	< 1	< 2	< 1		9.1	0.36
463 (M)	01/15/2025	1.08	< 1	< 2	< 1		8.8	0.27
463 (M)	01/22/2025	0.81	< 1	2	< 1		8	0.26
463 (M)	01/29/2025	**1.47**	< 1	< 2	< 1		7.2	0.24
463 (M)	02/05/2025	1.07	< 1	< 2	< 1		6.8	0.24
463 (M)	02/12/2025	0.93	< 1	< 2	< 1		7.3	0.28
463 (M)	02/19/2025	1.18	< 1	< 2	< 1	8.24	8.1	0.2
463 (M)	02/26/2025	0.76	< 1	< 2	< 1	7.05	8.2	0.77
463 (M)	03/05/2025	0.82	< 1	< 2	< 1	7.94	9.7	0.33
463 (M)	03/12/2025	1.12	< 1	4	< 1	7.37	8.1	0.6
463 (M)	03/19/2025	0.91	< 1	< 2	< 1	NT	9.4	0.38
463 (M)	03/26/2025	**1.29**	< 1	< 2	< 1	NT	10.4	0.62
463 (M)	04/02/2025	1.05	< 1	< 2	< 1	7.62	11.8	0.58
463 (M)	04/09/2025	0.95	< 1	< 2	< 1	8.0	13	0.25
463 (M)	04/16/2025	1.04	< 1	< 2	< 1	8.02	10.5	0.31
463 (M)	04/23/2025	0.99	< 1	< 2	< 1	8.10	10.5	0.63
463 (M)	04/30/2025	1.01	< 1	< 2	< 1	8.20	10.4	0.26
463 (M)	05/07/2025	1.05	< 1	< 2	< 1	8.00	10.5	0.33
463 (M)	05/14/2025	0.92	< 1	< 2	< 1	8.30	10.1	0.38
463 (M)	05/21/2025	0.9	< 1	22	< 1	7.72	14.3	0.39

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
463 (M)	05/28/2025	1.01	< 1	2	< 1	7.96	15.5	0.86
463 (M)	06/04/2025	1.08	< 1	6	< 1	8.10	9.8	**1.2**
463 (M)	06/11/2025	0.69	< 1	2	< 1	8.27	13	0.23
463 (M)	06/18/2025	1.05	< 1	< 2	< 1	8.04	14.5	0.24
463 (M)	06/25/2025	0.98	< 1	< 2	< 1	7.92	13.3	0.21
463 (M)	07/02/2025	0.97	< 1	6	< 1	7.90	16.1	0.25
463 (M)	07/09/2025	0.83	< 1	10	< 1	7.78	14.5	0.46
463 (M)	07/16/2025	0.96	< 1	32	< 1	8.42	13.8	0.26
463 (M)	07/23/2025	1.07	< 1	40	< 1	8.18	16	0.26
463 (M)	07/30/2025	0.87	< 1	< 2	< 1	8.30	15.6	0.21
463 (M)	08/06/2025	1	< 1	34	< 1	8.25	17	0.15
463 (M)	08/13/2025	0.93	< 1	< 2	< 1	**8.56**	17.1	0.36
463 (M)	08/20/2025	1.17	< 1	6	< 1	7.87	18	0.41
463 (M)	08/27/2025	1.07	< 1	**60**	< 1	8.10	17	0.34
463 (M)	09/03/2025	1.15	< 1	< 2	< 1	7.90	17.5	0.49
463 (M)	09/10/2025	0.94	< 1	< 2	< 1	8.15	16.8	0.32
463 (M)	09/17/2025	0.97	< 1	38	< 1	7.60	18.4	0.45
463 (M)	09/24/2025	0.89	< 1	12	< 1	8.12	18	0.34
463 (M)	10/01/2025	0.71	< 1	< 2	< 1	8.08	16.3	0.4
463 (M)	10/08/2025	0.82	< 1	< 2	< 1	8.08	14.9	0.47
463 (M)	10/15/2025	1.03	< 1	4	< 1	8.21	16.9	0.3
463 (M)	10/22/2025	0.95	< 1	48	< 1	7.50	14.5	0.54
463 (M)	10/29/2025	0.72	< 1	< 2	< 1	8.36	13.5	0.31
463 (M)	11/05/2025	0.39	< 1	2	< 1	7.24	12.7	0.31
463 (M)	11/12/2025	0.66	< 1	< 2	< 1	8.08	13	0.3
463 (M)	11/19/2025	0.94	< 1	4	< 1	8.02	12.3	0.23
463 (M)	11/26/2025	0.81	< 1	< 2	< 1	8.02	13.5	0.32
463 (M)	12/03/2025	0.71	< 1	2	< 1	7.82	9.4	0.26
463 (M)	12/10/2025	0.33	< 1	4	< 1	7.40	9.6	0.22
463 (M)	12/17/2025	0.77	< 1	< 2	< 1	7.86	9	0.28
463 (M)	12/22/2025	0.71	< 1	NT	< 1	7.92	8.2	0.48
684 (N)	01/08/2025	0.19	< 1	**54**	< 1		9.5	0.33
684 (N)	01/15/2025	**0**	< 1	50	**1**		9.5	0.29
684 (N)	01/17/2025		0		0			
684 (N)	01/22/2025	0.08	< 1	8	< 1		8.3	0.26
684 (N)	01/29/2025	0.33	< 1	38	< 1	NT	9.8	0.25
684 (N)	02/05/2025	**0**	< 1	28	< 1		7.3	0.23
684 (N)	02/12/2025	0.05	< 1	6	< 1		6.7	0.34
684 (N)	02/19/2025	**0.04**	< 1	34	< 1	8.14	8.1	0.22
684 (N)	02/26/2025	0.33	< 1	2	< 1	6.97	8.6	0.68
684 (N)	03/05/2025	0.08	< 1	36	< 1	7.88	10.0	0.3
684 (N)	03/12/2025	0.05	< 1	6	< 1	7.61	8.1	0.46
684 (N)	03/19/2025	0.06	< 1	24	< 1	NT	9.4	0.35
684 (N)	03/26/2025	0.08	< 1	8	< 1	NT	11.8	0.4
684 (N)	04/02/2025	**0.03**	< 1	8	< 1	7.41	12	0.39
684 (N)	04/09/2025	0.07	< 1	44	< 1	7.94	13	0.33
684 (N)	04/16/2025	0.07	< 1	6	< 1	7.97	11.5	0.25
684 (N)	04/23/2025	0.08	< 1	**60**	< 1	8.02	9.8	0.22
684 (N)	04/30/2025	**0.02**	< 1	**64**	< 1	7.98	10.4	0.24
684 (N)	05/07/2025	0.07	< 1	**180**	< 1	8.02	10	0.29
684 (N)	05/14/2025	**0.04**	< 1	**96**	< 1	8.09	11.3	0.37
684 (N)	05/21/2025	**0**	< 1	**230**	< 1	7.79	14	0.34
684 (N)	05/28/2025	0.46	< 1	< 2	< 1	7.80	15.8	0.36
684 (N)	06/04/2025	0.06	< 1	**220**	< 1	7.94	12.5	0.62
684 (N)	06/11/2025	0.3	< 1	6	**1**	8.10	13.5	0.55
684 (N)	06/18/2025	0.1	< 1	22	< 1	7.91	13.5	0.24
684 (N)	06/25/2025	0.11	< 1	50	< 1	7.87	14.1	0.3
684 (N)	07/02/2025	0.41	< 1	< 2	< 1	7.77	16	0.24
684 (N)	07/09/2025	0.34	< 1	20	< 1	7.90	15.5	0.23
684 (N)	07/16/2025	0.34	< 1	8	< 1	8.32	16.4	0.26
684 (N)	07/23/2025	0.42	< 1	2	< 1	7.99	15.3	0.28
684 (N)	07/30/2025	0.35	< 1	< 2	< 1	8.24	16.3	0.26
684 (N)	08/06/2025	**0.02**	< 1	44	< 1	7.95	17.5	0.16
684 (N)	08/13/2025	0.49	< 1	< 2	< 1	8.46	16.2	0.24
684 (N)	08/20/2025	0.24	< 1	2	< 1	7.59	18.4	0.29
684 (N)	08/27/2025	0.3	< 1	< 2	< 1	7.98	17.1	0.31
684 (N)	09/03/2025	0.08	< 1	2	< 1	7.61	19.3	0.26
684 (N)	09/10/2025	0.07	< 1	2	< 1	7.90	17.9	0.27
684 (N)	09/17/2025	0.07	< 1	42	< 1	7.40	19.1	0.25
684 (N)	09/24/2025	0.05	< 1	**74**	< 1	7.92	18	0.2
684 (N)	10/01/2025	**0.01**	< 1	**70**	< 1	7.85	17.1	0.26
684 (N)	10/08/2025	**0.02**	< 1	**120**	< 1	7.87	16.3	0.24

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
684 (N)	10/15/2025	**0.04**	< 1	46	< 1	8.10	17.4	0.29
684 (N)	10/22/2025	**0.04**	< 1	**130**	< 1	7.87	15	0.34
684 (N)	10/29/2025	**0.03**	< 1	**86**	< 1	8.08	14.2	0.32
684 (N)	11/05/2025	**0**	< 1	**120**	< 1	7.86	13.5	0.34
684 (N)	11/12/2025	**0.04**	< 1	NR	< 1	7.70	13	0.2
684 (N)	11/19/2025	**0.02**	< 1	< 2	< 1	7.91	12.2	0.25
684 (N)	11/26/2025	0.07	< 1	2	< 1	7.88	13.2	0.3
684 (N)	12/03/2025	0.11	< 1	6	< 1	7.50	10.2	0.25
684 (N)	12/10/2025	0.21	< 1	8	< 1	7.53	9.9	0.26
684 (N)	12/17/2025	0.12	< 1	2	< 1	7.57	10.2	0.21
684 (N)	12/22/2025	0.4	< 1	NT	< 1	7.88	9.3	0.28
689 (J)	01/08/2025	0.68	< 1	< 2	< 1		7.1	0.41
689 (J)	01/15/2025	1.11	< 1	< 2	< 1		7.9	0.28
689 (J)	01/22/2025	0.69	< 1	< 2	< 1		6.7	0.2
689 (J)	01/29/2025	0.82	< 1	2	< 1		5.7	0.21
689 (J)	02/05/2025	1.01	< 1	< 2	< 1		7.5	0.3
689 (J)	02/12/2025	1.07	< 1	< 2	< 1		4.8	0.3
689 (J)	02/19/2025	1.03	< 1	< 2	< 1	7.14	5.3	0.28
689 (J)	02/26/2025	**1.23**	< 1	< 2	< 1	8.28	6.4	**1.3**
689 (J)	03/05/2025	0.99	< 1	< 2	< 1	7.71	7.8	0.31
689 (J)	03/12/2025	1.17	< 1	< 2	< 1	7.87	8.9	**1.1**
689 (J)	03/19/2025	1.16	< 1	< 2	< 1	NT	7	0.34
689 (J)	03/26/2025	**1.23**	< 1	< 2	< 1	NT	7.4	0.41
689 (J)	04/02/2025	0.89	< 1	< 2	< 1	8.36	7.9	0.48
689 (J)	04/09/2025	1.17	< 1	< 2	< 1	7.63	7.7	0.32
689 (J)	04/16/2025	**1.31**	< 1	< 2	< 1	7.44	7.8	0.25
689 (J)	04/23/2025	**1.21**	< 1	< 2	< 1	7.35	8.4	0.24
689 (J)	04/30/2025	1.04	< 1	< 2	< 1	8.27	9.6	0.24
689 (J)	05/07/2025	0.88	< 1	4	< 1	8.04	13.4	0.61
689 (J)	05/14/2025	1.09	< 1	< 2	< 1	7.84	10.2	0.43
689 (J)	05/21/2025	1.02	< 1	< 2	< 1	8.28	9	0.35
689 (J)	05/28/2025	1.09	< 1	< 2	< 1	8.31	10.8	0.95
689 (J)	06/04/2025	1.11	< 1	< 2	< 1	7.80	12.1	0.98
689 (J)	06/11/2025	1.07	< 1	< 2	**1**	7.31	11.7	0.3
689 (J)	06/18/2025	0.22	< 1	< 2	< 1	7.77	12	0.49
689 (J)	06/25/2025	0.31	< 1	2	< 1	7.86	14.9	0.35
689 (J)	07/02/2025	0.49	< 1	< 2	< 1	7.64	14.1	0.22
689 (J)	07/09/2025	1.12	< 1	< 2	< 1	8.38	13.2	0.21
689 (J)	07/16/2025	1.15	< 1	4	< 1	8.19	12.8	0.41
689 (J)	07/23/2025	1.01	< 1	2	< 1	8.32	13.9	0.25
689 (J)	07/30/2025	0.93	< 1	< 2	< 1	8.10	14	0.22
689 (J)	08/06/2025	**1.21**	< 1	< 2	< 1	7.80	15.7	0.23
689 (J)	08/13/2025	**1.31**	< 1	< 2	< 1	8.29	16	0.24
689 (J)	08/20/2025	0.96	< 1	4	< 1	7.85	15.5	0.58
689 (J)	08/27/2025	1.11	< 1	< 2	< 1	8.14	15.5	0.27
689 (J)	09/03/2025	0.89	< 1	20	< 1	8.24	16.4	0.22
689 (J)	09/10/2025	0.73	< 1	< 2	< 1	7.20	16.1	0.67
689 (J)	09/17/2025	0.94	< 1	< 2	< 1	8.16	16.3	0.23
689 (J)	09/24/2025	1.12	< 1	2	< 1	8.25	16.3	0.39
689 (J)	10/01/2025	0.6	< 1	4	< 1	7.17	16.5	0.28
689 (J)	10/08/2025	0.93	< 1	4	< 1	8.01	14.8	0.3
689 (J)	10/15/2025	0.43	< 1	**62**	< 1	8.23	14.9	0.24
689 (J)	10/22/2025	**1.26**	< 1	< 2	< 1	7.30	14.3	0.41
689 (J)	10/29/2025	0.77**	< 1	2**	< 1	7.46**	13.6**	0.42**
689 (J)	11/06/2025	0.73	< 1	8	< 1	7.70	11.5	0.25
689 (J)	11/12/2025	0.79	< 1	2	< 1	7.68	11.3	0.22
689 (J)	11/19/2025	0.62	< 1	2	< 1	8.24	10.3	0.25
689 (J)	11/26/2025	0.7	< 1	2	< 1	7.60	11.7	0.37
689 (J)	12/03/2025	0.83	< 1	2	< 1	7.10	11.5	0.35
689 (J)	12/10/2025	0.76	< 1	< 2	< 1	8.20	9.2	0.39
689 (J)	12/17/2025	0.72	< 1	< 2	< 1	8.07	9	0.25
689 (J)	12/22/2025	0.93	< 1	NT	< 1	7.33	9.1	0.28
696 (K)	01/08/2025	0.68	< 1	< 2	< 1		7.5	0.36
696 (K)	01/15/2025	0.66	< 1	< 2	< 1		7.8	0.39
696 (K)	01/22/2025	0.43	< 1	< 2	< 1		7.1	0.19
696 (K)	01/29/2025	0.41	< 1	< 2	< 1		5.7	0.23
696 (K)	02/05/2025	0.66	< 1	< 2	< 1		5.9	0.26
696 (K)	02/12/2025	0.77	< 1	< 2	< 1		5.1	0.27
696 (K)	02/19/2025	0.75	< 1	< 2	< 1	7.20	5.4	0.19
696 (K)	02/26/2025	0.85	< 1	< 2	< 1	8.16	6.5	0.91
696 (K)	03/05/2025	0.82	< 1	< 2	< 1	7.60	7.5	0.34
696 (K)	03/12/2025	0.81	< 1	2	< 1	7.43	10.6	0.59

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
696 (K)	03/19/2025	0.94	< 1	< 2	< 1	NT	7	0.31
696 (K)	03/26/2025	0.79	< 1	< 2	< 1	NT	8	0.41
696 (K)	04/02/2025	0.82	< 1	< 2	< 1	8.22	8.2	0.57
696 (K)	04/09/2025	0.82	< 1	< 2	< 1	7.28	8.5	0.3
696 (K)	04/16/2025	0.96	< 1	< 2	< 1	7.48	8.3	0.23
696 (K)	04/23/2025	0.89	< 1	< 2	< 1	7.35	8.8	0.22
696 (K)	04/30/2025	0.94	< 1	< 2	< 1	8.24	9.8	0.26
696 (K)	05/07/2025	0.87	< 1	< 2	< 1	8.03	13.2	0.69
696 (K)	05/14/2025	0.9	< 1	< 2	< 1	7.60	10.4	0.7
696 (K)	05/21/2025	0.8	< 1	< 2	< 1	8.23	9.9	0.3
696 (K)	05/28/2025	0.86	< 1	14	< 1	8.27	11.8	0.58
696 (K)	06/04/2025	0.94	< 1	< 2	< 1	7.36	11.1	**1.4**
696 (K)	06/11/2025	0.87	< 1	< 2	< 1	7.31	12.1	0.34
696 (K)	06/18/2025	0.68	< 1	< 2	< 1	7.50	12.8	0.28
696 (K)	06/25/2025	0.76	< 1	< 2	< 1	7.95	14.5	0.33
696 (K)	07/02/2025	1.09	< 1	< 2	< 1	7.53	13.9	0.22
696 (K)	07/09/2025	0.72	< 1	< 2	< 1	8.20	13.6	0.21
696 (K)	07/16/2025	1.14	< 1	< 2	< 1	8.12	13.1	0.68
696 (K)	07/23/2025	0.95	< 1	2	< 1	8.33	14.6	0.22
696 (K)	07/30/2025	0.75	< 1	< 2	< 1	7.72	14.7	0.21
696 (K)	08/06/2025	1.03	< 1	< 2	< 1	7.69	16.7	0.16
696 (K)	08/13/2025	**1.23**	< 1	< 2	< 1	7.42	16.9	0.2
696 (K)	08/20/2025	0.86	< 1	2	< 1	8.16	15.5	0.54
696 (K)	08/27/2025	1.02	< 1	< 2	< 1	8.16	16.4	0.3
696 (K)	09/03/2025	0.85	< 1	< 2	< 1	8.19	16.7	0.22
696 (K)	09/10/2025	0.73	< 1	< 2	< 1	7.86	16.3	0.34
696 (K)	09/17/2025	0.93	< 1	< 2	< 1	7.79	17	0.27
696 (K)	09/24/2025	0.95	< 1	8	< 1	8.26	16.8	0.35
696 (K)	10/01/2025	0.77	< 1	10	**8**	8.04	16.4	0.32
696 (K)	10/08/2025	0.78	< 1	10	< 1	7.81	16.3	0.34
696 (K)	10/15/2025	0.48	< 1	4	< 1	8.08	14.6	0.25
696 (K)	10/22/2025	0.88	< 1	20	< 1	7.36	14.1	0.4
696 (K)	10/29/2025	0.38**	< 1	2**	< 1	7.93**	13.2**	0.32**
696 (K)	11/05/2025	0.52	< 1	4	< 1	7.93	12.5	0.44
696 (K)	11/12/2025	0.73	< 1	< 2	< 1	7.68	11.5	0.23
696 (K)	11/19/2025	0.54	< 1	< 2	< 1	7.88	11.7	0.21
696 (K)	11/26/2025	0.49	< 1	2	< 1	7.64	13.5	0.34
696 (K)	12/03/2025	0.62	< 1	< 2	< 1	7.66	12.3	0.27
696 (K)	12/10/2025	0.58	< 1	< 2	< 1	8.14	9.2	0.26
696 (K)	12/17/2025	0.71	< 1	2	< 1	7.98	9.4	0.2
696 (K)	12/22/2025	0.63	< 1	NT	< 1	7.30	9.3	0.51
(AWTP) Clear W	01/02/2025	1.04				6.98	11.5	
(AWTP) Clear W	01/03/2025	1.00				7.09	11.3	
(AWTP) Clear W	01/07/2025	0.98				7.14	11.3	
(AWTP) Clear W	01/08/2025	0.82	0	< 1.0	0	6.60	11.3	< 0.10
(AWTP) Clear W	01/10/2025	0.67				6.96	11.5	
(AWTP) Clear W	01/13/2025	0.95				6.53	11.6	
(AWTP) Clear W	01/14/2025	0.84	0	< 1.0	0	6.90	11.6	0.16
(AWTP) Clear W	01/15/2025	0.93	0	< 1.0	**1.0**	7.01	11.1	< 0.10
(AWTP) Clear W	01/16/2025	1.03				6.80	11.4	
(AWTP) Clear W	01/20/2025	0.96				**6.30**	11.2	
(AWTP) Clear W	01/22/2025	**1.27**	0	< 1.0	0	7.58**	12	0.18
(AWTP) Clear W	01/23/2025	**1.41**				**6.45**	10.8	
(AWTP) Clear W	01/27/2025	0.92				6.59	11.4	
(AWTP) Clear W	01/29/2025	0.90	0	< 1.0	0	7.02	10.3	< 0.10
(AWTP) Clear W	01/30/2025	1.01				7.23	10.9	
(AWTP) Clear W	01/31/2025	0.96				7.10	10.8	
(AWTP) Clear W	02/04/2025	0.83				6.91	10.7	
(AWTP) Clear W	02/05/2025	0.92	0	1.0	0	7.09	11.3	0.17
(AWTP) Clear W	02/06/2025	0.95				7.04	10.8	
(AWTP) Clear W	02/07/2025	0.80				6.94	10.9	
(AWTP) Clear W	02/10/2025	0.95				7.04	10.85	
(AWTP) Clear W	02/11/2025	0.95				7.05	10.7	
(AWTP) Clear W	02/12/2025	1.04	0	< 1.0	0	7.38**	11.3	0.30
(AWTP) Clear W	02/18/2025	0.84				6.59	11.4	
(AWTP) Clear W	02/19/2025	0.96	0	< 1.0	0	6.92	11.1	0.15
(AWTP) Clear W	02/20/2025	0.92				6.90	11.2	
(AWTP) Clear W	02/21/2025	0.94				6.97	11.2	
(AWTP) Clear W	02/24/2025	0.85				6.52	11.5	
(AWTP) Clear W	02/26/2025	0.81	0	< 1.0	0	7.09	11.4	0.16
(AWTP) Clear W	02/28/2025	0.80				6.96	9.8	
(AWTP) Clear W	03/03/2025	0.73				6.62	11.3	

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
(AWTP) Clear W	03/05/2025	0.29	0	< 1.0	0	7.68**	9.9	0.17
(AWTP) Clear W	03/06/2025	0.88				6.50	11.4	
(AWTP) Clear W	03/07/2025	0.77				6.83	11.7	
(AWTP) Clear W	03/10/2025	0.90				6.85	11.5	
(AWTP) Clear W	03/11/2025	0.92				6.82	11.6	
(AWTP) Clear W	03/12/2025	0.83	0	< 1.0	0	7.56**	11.2	0.14
(AWTP) Clear W	03/13/2025	0.83				6.75	11.3	
(AWTP) Clear W	03/14/2025	0.89				6.80	11.2	
(AWTP) Clear W	03/17/2025	0.80				6.60	11.8	
(AWTP) Clear W	03/19/2025	0.82	0	1.0	0	7.19	11.5	0.11
(AWTP) Clear W	03/20/2025	0.84				6.70	11.3	
(AWTP) Clear W	03/21/2025	0.80				6.73	11.5	
(AWTP) Clear W	03/24/2025	0.84				**6.45**	11.5	
(AWTP) Clear W	03/25/2025	0.74				6.73	11.2	
(AWTP) Clear W	03/26/2025	0.93	0**	< 1.0	0**	7.20	11.1	0.12
(AWTP) Clear W	03/31/2025	0.74				7.05	11.4	
(AWTP) Clear W	04/02/2025	0.75	0	< 1.0	0	7.20	11.6	0.10
(AWTP) Clear W	04/03/2025	0.82				6.74	11.6	
(AWTP) Clear W	04/04/2025	0.82				6.75	11.8	
(AWTP) Clear W	04/07/2025	0.90				6.58	11.8	
(AWTP) Clear W	04/09/2025	0.70	0	1.0	0	**6.35**	12.0	0.15
(AWTP) Clear W	04/11/2025	0.88				6.75	11.9	
(AWTP) Clear W	04/14/2025	0.87				6.98	11.2	
(AWTP) Clear W	04/15/2025	0.87				6.80	11.4	
(AWTP) Clear W	04/16/2025	0.85	0	< 1.0	0	7.16	11.6	0.12
(AWTP) Clear W	04/22/2025	0.99				7.01	11.6	
(AWTP) Clear W	04/23/2025	0.86	0	< 1.0	0	6.90	12.3	0.17
(AWTP) Clear W	04/28/2025	0.87				6.98	11.7	
(AWTP) Clear W	04/29/2025	0.99				6.58	11.6	
(AWTP) Clear W	04/30/2025	0.99	0	< 1.0	0	7.62**	11.1	0.17
(AWTP) Clear W	05/05/2025	1.09				6.91	11.7	
(AWTP) Clear W	05/06/2025	1.10				6.80	11.5	
(AWTP) Clear W	05/08/2025	1.04				6.88	11.7	
(AWTP) Clear W	05/09/2025	1.02				6.87	11.0	
(AWTP) Clear W	05/12/2025	1.05				6.93	11.7	
(AWTP) Clear W	05/14/2025	1.04	0	< 1.0	0	7.60**	11.8	0.14
(AWTP) Clear W	05/20/2025	0.89				6.78	11.6	
(AWTP) Clear W	05/21/2025	**1.21**	0	< 1.0	0	7.74**	12.2	0.25
(AWTP) Clear W	05/22/2025	1.14				6.88	12.2	
(AWTP) Clear W	05/23/2025	1.07				6.73	11.6	
(AWTP) Clear W	05/26/2025	0.73				6.82	11.8	
(AWTP) Clear W	05/27/2025	0.92				6.68	12.0	
(AWTP) Clear W	05/28/2025	1.12	0	< 1.0	0	7.28	12.9	0.10
(AWTP) Clear W	05/30/2025	1.10				6.95	12.0	
(AWTP) Clear W	06/02/2025	1.15				6.51	12	
(AWTP) Clear W	06/04/2025	**1.30**	0	< 1.0	0	7.20	12.3	< 0.10
(AWTP) Clear W	06/05/2025	**1.37**				7.09	11.9	
(AWTP) Clear W	06/09/2025	1.12				6.95	12.0	
(AWTP) Clear W	06/10/2025	1.13				6.81	12.4	
(AWTP) Clear W	06/11/2025	1.15	0	< 1.0	0	6.93	12.2	0.22
(AWTP) Clear W	06/16/2025	0.67				6.64	11.8	
(AWTP) Clear W	06/17/2025	**1.25**				6.88	11.7	
(AWTP) Clear W	06/18/2025	**1.34**	0	< 1.0	0	7.04	13.0	< 0.10
(AWTP) Clear W	06/19/2025	**1.23**				6.98	13.1	
(AWTP) Clear W	06/23/2025	**1.31**				7.18	13.3	
(AWTP) Clear W	06/25/2025	1.18	0	< 1.0	0	7.46**	16.8	0.15
(AWTP) Clear W	06/26/2025	1.14				6.84	11.8	
(AWTP) Clear W	06/27/2025	**1.21**				6.76	12.4	
(AWTP) Clear W	07/02/2025	**1.23**	0	< 1.0	0	7.04	14.6	0.15
(AWTP) Clear W	07/04/2025	**1.23**				**6.44**	12.0	
(AWTP) Clear W	07/07/2025	0.97				**6.43**	12.3	
(AWTP) Clear W	07/08/2025	1.09				6.75	12.5	
(AWTP) Clear W	07/09/2025	**1.37**	0	< 1.0	0	7.20	13.3	0.15
(AWTP) Clear W	07/10/2025	1.16				6.90	13.2	
(AWTP) Clear W	07/14/2025	**1.23**				6.90	13.0	
(AWTP) Clear W	07/15/2025		0	< 1.0	0	8.21		< 0.10
(AWTP) Clear W	07/16/2025	**1.24**	0	< 1.0	0	7.75	12.0	0.20
(AWTP) Clear W	07/21/2025	**1.26**				6.71	13.1	
(AWTP) Clear W	07/22/2025	1.18				6.81	12.9	
(AWTP) Clear W	07/23/2025	1.16	0	< 1.0	0	7.64**	13.0	0.13
(AWTP) Clear W	07/25/2025	1.09				6.69	12.2	
(AWTP) Clear W	07/28/2025	1.12				**6.43**	12.3	

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
(AWTP) Clear W	07/30/2025	**1.34**	0	< 1.0	0	6.75	13.0	< 0.10
(AWTP) Clear W	08/05/2025	1.04				6.94	12.1	
(AWTP) Clear W	08/06/2025	**1.29**	0	< 1.0	0	7.50**	12.4	0.27
(AWTP) Clear W	08/13/2025	1.16	0	< 1.0	0	7.26	12.4	< 0.10
(AWTP) Clear W	08/15/2025	**1.40**				6.96	12.6	
(AWTP) Clear W	08/18/2025	**1.31**				6.97	12.6	
(AWTP) Clear W	08/19/2025	1.10				6.99	12.9	
(AWTP) Clear W	08/20/2025	**1.27**	0	< 1.0	0	7.22	13.5	0.34
(AWTP) Clear W	08/21/2025	1.08				6.66	12.2	
(AWTP) Clear W	08/22/2025	0.94				6.76	12.4	
(AWTP) Clear W	08/25/2025	**1.21**				6.81	12.5	
(AWTP) Clear W	08/26/2025	**1.22**				6.64	12.3	
(AWTP) Clear W	08/27/2025	**1.37**	0	< 1.0	0	7.17	13.4	0.16
(AWTP) Clear W	08/28/2025	**1.34**				6.93	12.2	
(AWTP) Clear W	08/29/2025	**1.33**				6.52	12.4	
(AWTP) Clear W	09/02/2025	**1.21**				6.88	12.6	
(AWTP) Clear W	09/03/2025	**1.33**	0	< 1.0	0	7.58**	13.6	0.11
(AWTP) Clear W	09/05/2025	1.14				6.87	12.4	
(AWTP) Clear W	09/08/2025	**1.37**				6.87	12.5	
(AWTP) Clear W	09/11/2025	1.17				6.77	12.5	
(AWTP) Clear W	09/15/2025	1.10				7.08	12.2	
(AWTP) Clear W	09/17/2025	1.20	0	< 1.0	0	7.33	13.8	0.13
(AWTP) Clear W	09/19/2025	**1.23**				6.75	12.6	
(AWTP) Clear W	09/24/2025	1.10	0	1.0	0	7.28	13.5	0.15
(AWTP) Clear W	10/01/2025	1.19	0	< 1.0	0	7.30	14.0	0.11
(AWTP) Clear W	10/03/2025	1.18				6.74	12.4	
(AWTP) Clear W	10/07/2025	1.16				6.72	12.4	
(AWTP) Clear W	10/08/2025	1.04	0	1.0	0	7.67**	13.4	0.20
(AWTP) Clear W	10/14/2025	1.13				7.64	11.8	
(AWTP) Clear W	10/15/2025	0.94	0	< 1.0	0	7.43**	12.5	0.12
(AWTP) Clear W	10/17/2025	0.74				6.65	12.1	
(AWTP) Clear W	10/20/2025	0.98				6.84	11.9	
(AWTP) Clear W	10/21/2025	**1.21**	0	< 1.0	0	7.12	12.0	
(AWTP) Clear W	10/22/2025	1.16	0	< 1.0	0	7.40**	12.6	0.14
(AWTP) Clear W	10/23/2025	1.14				7.10	12.0	
(AWTP) Clear W	11/03/2025	1.17				7.18	12.0	
(AWTP) Clear W	11/05/2025	0.82	0	< 1.0	0	7.06	12.0	0.25
(AWTP) Clear W	11/06/2025	0.87				6.61	11.7	
(AWTP) Clear W	11/07/2025	0.94				6.75	11.6	
(AWTP) Clear W	11/12/2025	0.92	0	< 1.0	0	7.19**	12.5	< 0.10
(AWTP) Clear W	11/13/2025	0.84				6.65	11.5	
(AWTP) Clear W	11/17/2025	1.04				6.93	11.8	
(AWTP) Clear W	11/19/2025	0.83	0	< 1.0	0	7.30**	14.9	< 0.10
(AWTP) Clear W	11/24/2025	0.85				6.63	11.4	
(AWTP) Clear W	11/26/2025	0.46	0	< 1.0	0	7.41**	14.7	< 0.10
(AWTP) Clear W	11/28/2025	0.98				6.90	12.0	
(AWTP) Clear W	12/01/2025	1.02				6.55	14.5	
(AWTP) Clear W	12/03/2025	1.02	0	< 1.0	0	7.44**	11.5	0.11
(AWTP) Clear W	12/04/2025	0.92				6.81	11.4	
(AWTP) Clear W	12/08/2025	0.91				6.95	10.8	
(AWTP) Clear W	12/10/2025	0.90	0	< 1.0	0	7.62**	13.4	0.15
(AWTP) Clear W	12/12/2025	0.93				7.01	11.9	
(AWTP) Clear W	12/15/2025	0.92				6.74	12.0	
(AWTP) Clear W	12/16/2025	0.86				6.78	11.6	
(AWTP) Clear W	12/17/2025	0.74	0	< 1.0	0	7.38**	11.8	0.13
(AWTP) Clear W	12/18/2025	0.88				6.74	11.6	
(AWTP) Clear W	12/22/2025	1.08	0	< 1.0	0	7.53**	12.2	0.12
(AWTP) Clear W	12/23/2025	**1.04****				6.76**	11.6**	
(AWTP) Clear W	12/29/2025	0.87				7.9	12.1	
(AWTP) Clear W	12/30/2025	0.79				7.17	11.1	
(AWTP) Clear W	12/31/2025	0.86				6.76	11.2	
468 (X)	01/08/2025	0.59	< 1	< 2	< 1		8.1	0.25
468 (X)	01/15/2025	0.53	< 1	< 2	< 1		8.3	0.29
468 (X)	01/22/2025	0.66	< 1	< 2	< 1		9.5	0.34
468 (X)	01/29/2025	0.9	< 1	24	< 1		7.2	0.26
468 (X)	02/05/2025	0.55	< 1	< 2	< 1		6	0.3
468 (X)	02/12/2025	NT	NT	NT	NT		NT	NT
468 (X)	02/19/2025	0.69	< 1	2	< 1	8.18	7.9	0.21
468 (X)	02/26/2025	1.04	< 1	< 2	< 1	7.28	7.6	**1.1**
468 (X)	03/05/2025	0.6	< 1	2	< 1	8.00	7.9	0.31
468 (X)	03/12/2025	1.02	< 1	16	< 1	7.30	7.6	0.65
468 (X)	03/19/2025	0.62	< 1	< 2	< 1	NT	9.2	0.36

Sampling Point	Collection Date	Chlorine (free) mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Heterotrophic Plate Count / HPC CFU/ml	Total Coliforms (counts) CFU/100ml	pH	Temperature degrees C	Turbidity NTU
468 (X)	03/26/2025	0.85	< 1	< 2	< 1	NT	10.1	0.43
468 (X)	04/02/2025	0.87	< 1	< 2	< 1	7.85	11.5	0.56
468 (X)	04/09/2025	0.8	< 1	< 2	< 1	7.70	13.5	0.36
468 (X)	04/16/2025	0.75	< 1	< 2	< 1	8.08	11.4	0.28
468 (X)	04/23/2025	0.76	< 1	< 2	< 1	8.07	10	0.22
468 (X)	04/30/2025	0.83	< 1	< 2	< 1	8.08	10.2	0.38
468 (X)	05/07/2025	0.72	< 1	< 2	< 1	8.00	10.5	0.25
468 (X)	05/14/2025	0.53	< 1	24	< 1	8.20	11	0.37
468 (X)	05/21/2025	0.61	< 1	44	< 1	7.90	14.5	0.32
468 (X)	05/28/2025	0.44	< 1	**72**	< 1	7.58	15.6	0.67
468 (X)	06/04/2025	0.54	< 1	14	< 1	8.00	11	**2.2**
468 (X)	06/11/2025	0.43	< 1	< 2	< 1	8.14	13.7	0.29
468 (X)	06/18/2025	0.74	< 1	< 2	< 1	8.12	14	0.27
468 (X)	06/25/2025	0.22	< 1	**92**	< 1	7.84	14.1	0.6
468 (X)	07/02/2025	0.35	< 1	40	< 1	7.86	14.8	**1.9**
468 (X)	07/09/2025	0.71	< 1	2	< 1	7.91	16	0.24
468 (X)	07/16/2025	0.58	< 1	**120**	< 1	8.35	15	0.69
468 (X)	07/23/2025	0.75	< 1	< 2	< 1	8.10	15.5	0.38
468 (X)	07/30/2025	0.6	< 1	NR	< 1	8.22	16.7	0.24
468 (X)	08/06/2025	0.55	< 1	2	< 1	8.19	17	0.19
468 (X)	08/13/2025	0.68	< 1	8	< 1	8.40	16.5	0.99
468 (X)	08/20/2025	0.24	< 1	**220**	< 1	7.67	17.9	**1.1**
468 (X)	08/27/2025	0.41	< 1	4	< 1	7.97	17.2	1
468 (X)	09/03/2025	0.19	< 1	4	< 1	7.72	17.8	0.34
468 (X)	09/10/2025	0.22	< 1	2	< 1	7.97	17.2	0.45
468 (X)	09/17/2025	0.16	< 1	16	< 1	7.46	18.4	0.39
468 (X)	09/24/2025	0.08	< 1	6	< 1	8.00	17	0.3
468 (X)	10/01/2025	0.27	< 1	**120**	< 1	7.78	16.4	0.6
468 (X)	10/08/2025	0.32	< 1	< 2	< 1	7.89	15.4	0.32
468 (X)	10/15/2025	0.34	< 1	2	< 1	7.95	16.3	0.35
468 (X)	10/22/2025	0.35	< 1	< 2	< 1	7.58	14	0.53
468 (X)	10/29/2025	0.38	< 1	4	< 1	7.89	13.6	0.38
468 (X)	11/05/2025	0.28	< 1	8	< 1	7.92	13.5	0.7
468 (X)	11/12/2025	0.39	< 1	< 2	< 1	7.98	13.3	0.36
468 (X)	11/19/2025	0.52	< 1	< 2	< 1	7.89	10.8	0.33
468 (X)	11/26/2025	0.34	< 1	6	< 1	7.90	12.9	0.48
468 (X)	12/03/2025	0.18	< 1	2	< 1	7.73	9.3	0.34
468 (X)	12/10/2025	0.38	< 1	16	< 1	7.49	10.9	0.49
468 (X)	12/17/2025	0.27	< 1	2	< 1	7.80	9.7	0.22
468 (X)	12/22/2025	0.31	< 1	NT	< 1	7.88	8.5	0.38

Sampling Point	Collection Date	1,1,1 -Trichloroethane	1,1,1,2-Tetrachloroethane	1,1,2 -Trichloroethane	1,1,2,2-Tetrachloroethane	1,1,2-Trichloro-1,2,2-trifluroethane	1,1-Dichloroethane	1,1-Dichloroethylene	1,2,3-Trichlorobenzene	1,2,4-Trichlorobenzene	1,2-Dichlorobenzene	1,2-Dichloroethane	1,2-Dichloropropane	1,3,5-Trimethylbenzene	1,3-Butadiene	1,3-Dichlorobenzene	1,3-Dichloropropane	1,4-Dichlorobenzene	1-Methylnaphthalene	2,3,4,5-Tetrachlorophenol	2,3,4,6-Tetrachlorophenol	2,3,4-Trichlorophenol	2,3,5,6-Tetrachlorophenol	2,3,5-Trichlorophenol	2,3,6-Trichlorophenol	2,3-Dichlorophenol
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Acadia #1 well	03/26/2025																									
Acadia #1 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acadia #1 well	10/21/2025																									
Acadia #2 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Acadia #2 well	03/26/2025																									
Acadia #2 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acadia #2 well	07/17/2025																									
Acadia #2 well	07/18/2025																									
Acadia #2 well	10/21/2025																									
Aldergrove #10 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Aldergrove #10 well	03/26/2025																									
Aldergrove #10 well	04/14/2025																									
Aldergrove #10 well	04/28/2025																									
Aldergrove #10 well	05/05/2025																									
Aldergrove #10 well	05/12/2025																									
Aldergrove #10 well	05/20/2025																									
Aldergrove #10 well	05/22/2025																									
Aldergrove #10 well	05/26/2025																									
Aldergrove #10 well	06/02/2025																									
Aldergrove #10 well	06/09/2025																									
Aldergrove #10 well	06/16/2025																									
Aldergrove #10 well	07/04/2025																									
Aldergrove #10 well	07/07/2025																									
Aldergrove #10 well	07/14/2025																									
Aldergrove #10 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aldergrove #10 well	07/28/2025																									
Aldergrove #10 well	08/05/2025																									
Aldergrove #10 well	08/13/2025																									
Aldergrove #10 well	08/18/2025																									
Aldergrove #10 well	09/02/2025																									
Aldergrove #10 well	09/08/2025																									
Aldergrove #10 well	09/15/2025																									
Aldergrove #10 well	09/24/2025																									
Aldergrove #10 well	10/07/2025																									
Aldergrove #10 well	10/14/2025																									
Aldergrove #10 well	10/20/2025																									
Aldergrove #10 well	10/21/2025																									
Aldergrove #10 well	11/03/2025																									

Sampling Point	Collection Date	1,1,1 -Trichloroethane ug/L	1,1,1,2-Tetrachloroethane ug/L	1,1,2 -Trichloroethane ug/L	1,1,2,2-Tetrachloroethane ug/L	1,1,2-Trichloro-1,2,2-trifluroethane ug/L	1,1-Dichloroethane ug/L	1,1-Dichloroethylene ug/L	1,2,3-Trichlorobenzene ug/L	1,2,4-Trichlorobenzene ug/L	1,2-Dichlorobenzene ug/L	1,2-Dichloroethane ug/L	1,2-Dichloropropane ug/L	1,3,5-Trimethylbenzene ug/L	1,3-Butadiene ug/L	1,3-Dichlorobenzene ug/L	1,3-Dichloropropane ug/L	1,4-Dichlorobenzene ug/L	1-Methylnaphthalene mg/L	2,3,4,5-Tetrachlorophenol ug/L	2,3,4,6-Tetrachlorophenol ug/L	2,3,4-Trichlorophenol ug/L	2,3,5,6-Tetrachlorophenol ug/L	2,3,5-Trichlorophenol ug/L	2,3,6-Trichlorophenol ug/L	2,3-Dichlorophenol ug/L
Aldergrove #10 well	11/17/2025																									
Aldergrove #10 well	11/24/2025																									
Aldergrove #10 well	12/01/2025																									
Aldergrove #10 well	12/08/2025																									
Aldergrove #10 well	12/15/2025																									
Aldergrove #10 well	12/23/2025																									
Aldergrove #10 well	12/29/2025																									
Aldergrove #4 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Aldergrove #4 well	03/26/2025																									
Aldergrove #4 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aldergrove #4 well	10/21/2025																									
Aldergrove #6 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Aldergrove #6 well	03/26/2025																									
Aldergrove #6 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aldergrove #6 well	10/21/2025																									
Aldergrove #6 well	12/03/2025																									
Aldergrove #6 well	12/04/2025																									
Aldergrove #7 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Aldergrove #7 well	03/26/2025																									
Aldergrove #7 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aldergrove #7 well	10/21/2025																									
Aldergrove #8 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Aldergrove #8 well	03/26/2025																									
Aldergrove #8 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aldergrove #8 well	10/21/2025																									
Aldergrove #9 well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
Aldergrove #9 well	03/26/2025																									
Aldergrove #9 well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aldergrove #9 well	10/21/2025																									
AD (AWTP) Clear Well	01/02/2025																									
AD (AWTP) Clear Well	01/03/2025																									
AD (AWTP) Clear Well	01/07/2025																									
AD (AWTP) Clear Well	01/08/2025																									
AD (AWTP) Clear Well	01/10/2025																									
AD (AWTP) Clear Well	01/13/2025																									
AD (AWTP) Clear Well	01/14/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050							
AD (AWTP) Clear Well	01/15/2025																									
AD (AWTP) Clear Well	01/16/2025																									
AD (AWTP) Clear Well	01/20/2025																									

Sampling Point	Collection Date	1,1,1 -Trichloroethane ug/L	1,1,1,2-Tetrachloroethane ug/L	1,1,2 -Trichloroethane ug/L	1,1,2,2-Tetrachloroethane ug/L	1,1,2-Trichloro-1,2,2-trifluroethane ug/L	1,1-Dichloroethane ug/L	1,1-Dichloroethylene ug/L	1,2,3-Trichlorobenzene ug/L	1,2,4-Trichlorobenzene ug/L	1,2-Dichlorobenzene ug/L	1,2-Dichloroethane ug/L	1,2-Dichloropropane ug/L	1,3,5-Trimethylbenzene ug/L	1,3-Butadiene ug/L	1,3-Dichlorobenzene ug/L	1,3-Dichloropropane ug/L	1,4-Dichlorobenzene ug/L	1-Methylnaphthalene mg/L	2,3,4,5-Tetrachlorophenol ug/L	2,3,4,6-Tetrachlorophenol ug/L	2,3,4-Trichlorophenol ug/L	2,3,5,6-Tetrachlorophenol ug/L	2,3,5-Trichlorophenol ug/L	2,3,6-Trichlorophenol ug/L	2,3-Dichlorophenol ug/L
AD (AWTP) Clear Well	01/22/2025																									
AD (AWTP) Clear Well	01/23/2025																									
AD (AWTP) Clear Well	01/27/2025																									
AD (AWTP) Clear Well	01/29/2025																									
AD (AWTP) Clear Well	01/30/2025																									
AD (AWTP) Clear Well	01/31/2025																									
AD (AWTP) Clear Well	02/04/2025																									
AD (AWTP) Clear Well	02/05/2025																									
AD (AWTP) Clear Well	02/06/2025																									
AD (AWTP) Clear Well	02/07/2025																									
AD (AWTP) Clear Well	02/10/2025																									
AD (AWTP) Clear Well	02/11/2025																									
AD (AWTP) Clear Well	02/12/2025																									
AD (AWTP) Clear Well	02/18/2025																									
AD (AWTP) Clear Well	02/19/2025																									
AD (AWTP) Clear Well	02/20/2025																									
AD (AWTP) Clear Well	02/21/2025																									
AD (AWTP) Clear Well	02/24/2025																									
AD (AWTP) Clear Well	02/26/2025																									
AD (AWTP) Clear Well	02/28/2025																									
AD (AWTP) Clear Well	03/03/2025																									
AD (AWTP) Clear Well	03/05/2025																									
AD (AWTP) Clear Well	03/06/2025																									
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AD (AWTP) Clear Well	03/13/2025																									
AD (AWTP) Clear Well	03/14/2025																									
AD (AWTP) Clear Well	03/17/2025																									
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AD (AWTP) Clear Well	03/24/2025																									
AD (AWTP) Clear Well	03/25/2025																									
AD (AWTP) Clear Well	03/26/2025																									
AD (AWTP) Clear Well	03/31/2025																									
AD (AWTP) Clear Well	04/02/2025																									
AD (AWTP) Clear Well	04/03/2025																									

Sampling Point	Collection Date	1,1,1 -Trichloroethane ug/L	1,1,1,2-Tetrachloroethane ug/L	1,1,2 -Trichloroethane ug/L	1,1,2,2-Tetrachloroethane ug/L	1,1,2-Trichloro-1,2,2-trifluroethane ug/L	1,1-Dichloroethane ug/L	1,1-Dichloroethylene ug/L	1,2,3-Trichlorobenzene ug/L	1,2,4-Trichlorobenzene ug/L	1,2-Dichlorobenzene ug/L	1,2-Dichloroethane ug/L	1,2-Dichloropropane ug/L	1,3,5-Trimethylbenzene ug/L	1,3-Butadiene ug/L	1,3-Dichlorobenzene ug/L	1,3-Dichloropropane ug/L	1,4-Dichlorobenzene ug/L	1-Methylnaphthalene mg/L	2,3,4,5-Tetrachlorophenol ug/L	2,3,4,6-Tetrachlorophenol ug/L	2,3,4-Trichlorophenol ug/L	2,3,5,6-Tetrachlorophenol ug/L	2,3,5-Trichlorophenol ug/L	2,3,6-Trichlorophenol ug/L	2,3-Dichlorophenol ug/L
AD (AWTP) Clear Well	04/04/2025																									
AD (AWTP) Clear Well	04/07/2025																									
AD (AWTP) Clear Well	04/09/2025																									
AD (AWTP) Clear Well	04/11/2025																									
AD (AWTP) Clear Well	04/14/2025																									
AD (AWTP) Clear Well	04/15/2025																									
AD (AWTP) Clear Well	04/16/2025																									
AD (AWTP) Clear Well	04/22/2025																									
AD (AWTP) Clear Well	04/23/2025																									
AD (AWTP) Clear Well	04/28/2025																									
AD (AWTP) Clear Well	04/29/2025																									
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AD (AWTP) Clear Well	05/06/2025																									
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AD (AWTP) Clear Well	05/14/2025																									
AD (AWTP) Clear Well	05/20/2025																									
AD (AWTP) Clear Well	05/21/2025																									
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AD (AWTP) Clear Well	05/23/2025																									
AD (AWTP) Clear Well	05/26/2025																									
AD (AWTP) Clear Well	05/27/2025																									
AD (AWTP) Clear Well	05/28/2025																									
AD (AWTP) Clear Well	05/30/2025																									
AD (AWTP) Clear Well	06/02/2025																									
AD (AWTP) Clear Well	06/04/2025																									
AD (AWTP) Clear Well	06/05/2025																									
AD (AWTP) Clear Well	06/09/2025																									
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AD (AWTP) Clear Well	06/11/2025																									
AD (AWTP) Clear Well	06/16/2025																									
AD (AWTP) Clear Well	06/17/2025																									
AD (AWTP) Clear Well	06/18/2025																									
AD (AWTP) Clear Well	06/19/2025																									
AD (AWTP) Clear Well	06/23/2025																									
AD (AWTP) Clear Well	06/25/2025																									
AD (AWTP) Clear Well	06/26/2025																									

Sampling Point	Collection Date	1,1,1 -Trichloroethane ug/L	1,1,1,2-Tetrachloroethane ug/L	1,1,2 -Trichloroethane ug/L	1,1,2,2-Tetrachloroethane ug/L	1,1,2-Trichloro-1,2,2-trifluroethane ug/L	1,1-Dichloroethane ug/L	1,1-Dichloroethylene ug/L	1,2,3-Trichlorobenzene ug/L	1,2,4-Trichlorobenzene ug/L	1,2-Dichlorobenzene ug/L	1,2-Dichloroethane ug/L	1,2-Dichloropropane ug/L	1,3,5-Trimethylbenzene ug/L	1,3-Butadiene ug/L	1,3-Dichlorobenzene ug/L	1,3-Dichloropropane ug/L	1,4-Dichlorobenzene ug/L	1-Methylnaphthalene mg/L	2,3,4,5-Tetrachlorophenol ug/L	2,3,4,6-Tetrachlorophenol ug/L	2,3,4-Trichlorophenol ug/L	2,3,5,6-Tetrachlorophenol ug/L	2,3,5-Trichlorophenol ug/L	2,3,6-Trichlorophenol ug/L	2,3-Dichlorophenol ug/L
AD (AWTP) Clear Well	06/27/2025																									
AD (AWTP) Clear Well	07/02/2025																									
AD (AWTP) Clear Well	07/04/2025																									
AD (AWTP) Clear Well	07/07/2025																									
AD (AWTP) Clear Well	07/08/2025																									
AD (AWTP) Clear Well	07/09/2025																									
AD (AWTP) Clear Well	07/10/2025																									
AD (AWTP) Clear Well	07/14/2025																									
AD (AWTP) Clear Well	07/15/2025	< 0.50	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 2.0	< 2.0	< 0.50	< 0.50	< 0.50	< 2.0	< 0.50	< 0.50	< 1.0	< 0.50	< 0.000050	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
AD (AWTP) Clear Well	07/16/2025																									
AD (AWTP) Clear Well	07/21/2025																									
AD (AWTP) Clear Well	07/22/2025																									
AD (AWTP) Clear Well	07/23/2025																									
AD (AWTP) Clear Well	07/25/2025																									
AD (AWTP) Clear Well	07/28/2025																									
AD (AWTP) Clear Well	07/30/2025																									
AD (AWTP) Clear Well	08/05/2025																									
AD (AWTP) Clear Well	08/06/2025																									
AD (AWTP) Clear Well	08/13/2025																									
AD (AWTP) Clear Well	08/15/2025																									
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AD (AWTP) Clear Well	08/19/2025																									
AD (AWTP) Clear Well	08/20/2025																									
AD (AWTP) Clear Well	08/21/2025																									
AD (AWTP) Clear Well	08/22/2025																									
AD (AWTP) Clear Well	08/25/2025																									
AD (AWTP) Clear Well	08/26/2025																									
AD (AWTP) Clear Well	08/27/2025																									
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AD (AWTP) Clear Well	08/29/2025																									
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AD (AWTP) Clear Well	09/08/2025																									
AD (AWTP) Clear Well	09/11/2025																									
AD (AWTP) Clear Well	09/15/2025																									
AD (AWTP) Clear Well	09/17/2025																									
AD (AWTP) Clear Well	09/19/2025																									
AD (AWTP) Clear Well	09/24/2025																									

Sampling Point	Collection Date	1,1,1 -Trichloroethane ug/L	1,1,1,2-Tetrachloroethane ug/L	1,1,2 -Trichloroethane ug/L	1,1,2,2-Tetrachloroethane ug/L	1,1,2-Trichloro-1,2,2-trifluroethane ug/L	1,1-Dichloroethane ug/L	1,1-Dichloroethylene ug/L	1,2,3-Trichlorobenzene ug/L	1,2,4-Trichlorobenzene ug/L	1,2-Dichlorobenzene ug/L	1,2-Dichloroethane ug/L	1,2-Dichloropropane ug/L	1,3,5-Trimethylbenzene ug/L	1,3-Butadiene ug/L	1,3-Dichlorobenzene ug/L	1,3-Dichloropropane ug/L	1,4-Dichlorobenzene ug/L	1-Methylnaphthalene mg/L	2,3,4,5-Tetrachlorophenol ug/L	2,3,4,6-Tetrachlorophenol ug/L	2,3,4-Trichlorophenol ug/L	2,3,5,6-Tetrachlorophenol ug/L	2,3,5-Trichlorophenol ug/L	2,3,6-Trichlorophenol ug/L	2,3-Dichlorophenol ug/L
AD (AWTP) Clear Well	10/01/2025																									
AD (AWTP) Clear Well	10/03/2025																									
AD (AWTP) Clear Well	10/07/2025																									
AD (AWTP) Clear Well	10/08/2025																									
AD (AWTP) Clear Well	10/14/2025																									
AD (AWTP) Clear Well	10/15/2025																									
AD (AWTP) Clear Well	10/17/2025																									
AD (AWTP) Clear Well	10/20/2025																									
AD (AWTP) Clear Well	10/21/2025																									
AD (AWTP) Clear Well	10/22/2025																									
AD (AWTP) Clear Well	10/23/2025																									
AD (AWTP) Clear Well	11/03/2025																									
AD (AWTP) Clear Well	11/05/2025																									
AD (AWTP) Clear Well	11/06/2025																									
AD (AWTP) Clear Well	11/07/2025																									
AD (AWTP) Clear Well	11/12/2025																									
AD (AWTP) Clear Well	11/13/2025																									
AD (AWTP) Clear Well	11/17/2025																									
AD (AWTP) Clear Well	11/19/2025																									
AD (AWTP) Clear Well	11/24/2025																									
AD (AWTP) Clear Well	11/26/2025																									
AD (AWTP) Clear Well	11/28/2025																									
AD (AWTP) Clear Well	12/01/2025																									
AD (AWTP) Clear Well	12/03/2025																									
AD (AWTP) Clear Well	12/04/2025																									
AD (AWTP) Clear Well	12/08/2025																									
AD (AWTP) Clear Well	12/10/2025																									
AD (AWTP) Clear Well	12/12/2025																									
AD (AWTP) Clear Well	12/15/2025																									
AD (AWTP) Clear Well	12/16/2025																									
AD (AWTP) Clear Well	12/17/2025																									
AD (AWTP) Clear Well	12/18/2025																									
AD (AWTP) Clear Well	12/22/2025																									
AD (AWTP) Clear Well	12/23/2025																									
AD (AWTP) Clear Well	12/29/2025																									
AD (AWTP) Clear Well	12/30/2025																									
AD (AWTP) Clear Well	12/31/2025																									

Sampling Point	Collection Date	2,4 + 2,5-Dichlorophenol ug/L	2,4,5-Trichlorophenol ug/L	2,4,6-Trichlorophenol ug/L	2,4-DDD ug/L	2,4-DDE ug/L	2,4-Dimethylphenol ug/L	2,4-Dinitrophenol ug/L	2,6-Dichlorophenol ug/L	2,6-Dimethylphenol ug/L	2-Chlorophenol ug/L	2-hydroxyphenol (Catechol) ug/L	2-Methylnaphthalene ug/L	2-Methylphenol ug/L	2-Nitrophenol ug/L	3 and 4-Chlorophenol ug/L	3,4,5-Trichlorophenol ug/L	3,4-Dichlorophenol ug/L	3,4-Dimethylphenol ug/L	3,4-Methylphenol ug/L	3,5-Dichlorophenol ug/L	4,4-DDE ug/L	4,4-DDT ug/L	4,6-Dinitro-o-cresol ug/L	4-Chloro-3-methylphenol (Parachlorometa cresol) ug/L
Acadia #1 well	01/14/2025												< 0.10												
Acadia #1 well	03/26/2025																								
Acadia #1 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
Acadia #1 well	10/21/2025																								
Acadia #2 well	01/14/2025												< 0.10												
Acadia #2 well	03/26/2025																								
Acadia #2 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
Acadia #2 well	07/17/2025																								
Acadia #2 well	07/18/2025																								
Acadia #2 well	10/21/2025																								
Aldergrove #10 well	01/14/2025												< 0.10												
Aldergrove #10 well	03/26/2025																								
Aldergrove #10 well	04/14/2025																								
Aldergrove #10 well	04/28/2025																								
Aldergrove #10 well	05/05/2025																								
Aldergrove #10 well	05/12/2025																								
Aldergrove #10 well	05/20/2025																								
Aldergrove #10 well	05/22/2025																								
Aldergrove #10 well	05/26/2025																								
Aldergrove #10 well	06/02/2025																								
Aldergrove #10 well	06/09/2025																								
Aldergrove #10 well	06/16/2025																								
Aldergrove #10 well	07/04/2025																								
Aldergrove #10 well	07/07/2025																								
Aldergrove #10 well	07/14/2025																								
Aldergrove #10 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
Aldergrove #10 well	07/28/2025																								
Aldergrove #10 well	08/05/2025																								
Aldergrove #10 well	08/13/2025																								
Aldergrove #10 well	08/18/2025																								
Aldergrove #10 well	09/02/2025																								
Aldergrove #10 well	09/08/2025																								
Aldergrove #10 well	09/15/2025																								
Aldergrove #10 well	09/24/2025																								
Aldergrove #10 well	10/07/2025																								
Aldergrove #10 well	10/14/2025																								
Aldergrove #10 well	10/20/2025																								
Aldergrove #10 well	10/21/2025																								
Aldergrove #10 well	11/03/2025																								

Sampling Point	Collection Date	2,4 + 2,5-Dichlorophenol ug/L	2,4,5-Trichlorophenol ug/L	2,4,6-Trichlorophenol ug/L	2,4-DDD ug/L	2,4-DDE ug/L	2,4-Dimethylphenol ug/L	2,4-Dinitrophenol ug/L	2,6-Dichlorophenol ug/L	2,6-Dimethylphenol ug/L	2-Chlorophenol ug/L	2-hydroxyphenol (Catechol) ug/L	2-Methylnaphthalene ug/L	2-Methylphenol ug/L	2-Nitrophenol ug/L	3 and 4-Chlorophenol ug/L	3,4,5-Trichlorophenol ug/L	3,4-Dichlorophenol ug/L	3,4-Dimethylphenol ug/L	3,4-Methylphenol ug/L	3,5-Dichlorophenol ug/L	4,4-DDE ug/L	4,4-DDT ug/L	4,6-Dinitro-o-cresol ug/L	4-Chloro-3-methylphenol (Parachlorometa cresol) ug/L
Aldergrove #10 well	11/17/2025																								
Aldergrove #10 well	11/24/2025																								
Aldergrove #10 well	12/01/2025																								
Aldergrove #10 well	12/08/2025																								
Aldergrove #10 well	12/15/2025																								
Aldergrove #10 well	12/23/2025																								
Aldergrove #10 well	12/29/2025																								
Aldergrove #4 well	01/14/2025												< 0.10												
Aldergrove #4 well	03/26/2025																								
Aldergrove #4 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
Aldergrove #4 well	10/21/2025																								
Aldergrove #6 well	01/14/2025												< 0.10												
Aldergrove #6 well	03/26/2025																								
Aldergrove #6 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
Aldergrove #6 well	10/21/2025																								
Aldergrove #6 well	12/03/2025																								
Aldergrove #6 well	12/04/2025																								
Aldergrove #7 well	01/14/2025												< 0.10												
Aldergrove #7 well	03/26/2025																								
Aldergrove #7 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
Aldergrove #7 well	10/21/2025																								
Aldergrove #8 well	01/14/2025												< 0.10												
Aldergrove #8 well	03/26/2025																								
Aldergrove #8 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
Aldergrove #8 well	10/21/2025																								
Aldergrove #9 well	01/14/2025												< 0.10												
Aldergrove #9 well	03/26/2025																								
Aldergrove #9 well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	0.011	< 0.50	< 1.0
Aldergrove #9 well	10/21/2025																								
AD (AWTP) Clear Well	01/02/2025																								
AD (AWTP) Clear Well	01/03/2025																								
AD (AWTP) Clear Well	01/07/2025																								
AD (AWTP) Clear Well	01/08/2025																								
AD (AWTP) Clear Well	01/10/2025																								
AD (AWTP) Clear Well	01/13/2025																								
AD (AWTP) Clear Well	01/14/2025												< 0.10												
AD (AWTP) Clear Well	01/15/2025																								
AD (AWTP) Clear Well	01/16/2025																								
AD (AWTP) Clear Well	01/20/2025																								

Sampling Point	Collection Date	2,4 + 2,5-Dichlorophenol ug/L	2,4,5-Trichlorophenol ug/L	2,4,6-Trichlorophenol ug/L	2,4-DDD ug/L	2,4-DDE ug/L	2,4-Dimethylphenol ug/L	2,4-Dinitrophenol ug/L	2,6-Dichlorophenol ug/L	2,6-Dimethylphenol ug/L	2-Chlorophenol ug/L	2-hydroxyphenol (Catechol) ug/L	2-Methylnaphthalene ug/L	2-Methylphenol ug/L	2-Nitrophenol ug/L	3 and 4-Chlorophenol ug/L	3,4,5-Trichlorophenol ug/L	3,4-Dichlorophenol ug/L	3,4-Dimethylphenol ug/L	3,4-Methylphenol ug/L	3,5-Dichlorophenol ug/L	4,4-DDE ug/L	4,4-DDT ug/L	4,6-Dinitro-o-cresol ug/L	4-Chloro-3-methylphenol (Parachlorometa cresol) ug/L
AD (AWTP) Clear Well	01/22/2025																								
AD (AWTP) Clear Well	01/23/2025																								
AD (AWTP) Clear Well	01/27/2025																								
AD (AWTP) Clear Well	01/29/2025																								
AD (AWTP) Clear Well	01/30/2025																								
AD (AWTP) Clear Well	01/31/2025																								
AD (AWTP) Clear Well	02/04/2025																								
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AD (AWTP) Clear Well	03/31/2025																								
AD (AWTP) Clear Well	04/02/2025																								
AD (AWTP) Clear Well	04/03/2025																								

Sampling Point	Collection Date	2,4 + 2,5-Dichlorophenol ug/L	2,4,5-Trichlorophenol ug/L	2,4,6-Trichlorophenol ug/L	2,4-DDD ug/L	2,4-DDE ug/L	2,4-Dimethylphenol ug/L	2,4-Dinitrophenol ug/L	2,6-Dichlorophenol ug/L	2,6-Dimethylphenol ug/L	2-Chlorophenol ug/L	2-hydroxyphenol (Catechol) ug/L	2-Methylnaphthalene ug/L	2-Methylphenol ug/L	2-Nitrophenol ug/L	3 and 4-Chlorophenol ug/L	3,4,5-Trichlorophenol ug/L	3,4-Dichlorophenol ug/L	3,4-Dimethylphenol ug/L	3,4-Methylphenol ug/L	3,5-Dichlorophenol ug/L	4,4-DDE ug/L	4,4-DDT ug/L	4,6-Dinitro-o-cresol ug/L	4-Chloro-3-methylphenol (Parachlorometa cresol) ug/L
AD (AWTP) Clear Well	04/04/2025																								
AD (AWTP) Clear Well	04/07/2025																								
AD (AWTP) Clear Well	04/09/2025																								
AD (AWTP) Clear Well	04/11/2025																								
AD (AWTP) Clear Well	04/14/2025																								
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AD (AWTP) Clear Well	06/23/2025																								
AD (AWTP) Clear Well	06/25/2025																								
AD (AWTP) Clear Well	06/26/2025																								

Sampling Point	Collection Date	2,4 + 2,5-Dichlorophenol ug/L	2,4,5-Trichlorophenol ug/L	2,4,6-Trichlorophenol ug/L	2,4-DDD ug/L	2,4-DDE ug/L	2,4-Dimethylphenol ug/L	2,4-Dinitrophenol ug/L	2,6-Dichlorophenol ug/L	2,6-Dimethylphenol ug/L	2-Chlorophenol ug/L	2-hydroxyphenol (Catechol) ug/L	2-Methylnaphthalene ug/L	2-Methylphenol ug/L	2-Nitrophenol ug/L	3 and 4-Chlorophenol ug/L	3,4,5-Trichlorophenol ug/L	3,4-Dichlorophenol ug/L	3,4-Dimethylphenol ug/L	3,4-Methylphenol ug/L	3,5-Dichlorophenol ug/L	4,4-DDE ug/L	4,4-DDT ug/L	4,6-Dinitro-o-cresol ug/L	4-Chloro-3-methylphenol (Parachlorometa cresol) ug/L
AD (AWTP) Clear Well	06/27/2025																								
AD (AWTP) Clear Well	07/02/2025																								
AD (AWTP) Clear Well	07/04/2025																								
AD (AWTP) Clear Well	07/07/2025																								
AD (AWTP) Clear Well	07/08/2025																								
AD (AWTP) Clear Well	07/09/2025																								
AD (AWTP) Clear Well	07/10/2025																								
AD (AWTP) Clear Well	07/14/2025																								
AD (AWTP) Clear Well	07/15/2025	< 0.10	< 0.10	< 0.10	< 0.010	< 0.010	< 0.50	< 0.50	< 0.10	< 0.50	< 0.080	< 10	< 0.10	< 0.50	< 0.50	< 0.080	< 0.10	< 0.10	< 0.50	< 0.50	< 0.10	< 0.010	< 0.010	< 0.50	< 1.0
AD (AWTP) Clear Well	07/16/2025																								
AD (AWTP) Clear Well	07/21/2025																								
AD (AWTP) Clear Well	07/22/2025																								
AD (AWTP) Clear Well	07/23/2025																								
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AD (AWTP) Clear Well	09/24/2025																								

Sampling Point	Collection Date	2,4 + 2,5-Dichlorophenol ug/L	2,4,5-Trichlorophenol ug/L	2,4,6-Trichlorophenol ug/L	2,4-DDD ug/L	2,4-DDE ug/L	2,4-Dimethylphenol ug/L	2,4-Dinitrophenol ug/L	2,6-Dichlorophenol ug/L	2,6-Dimethylphenol ug/L	2-Chlorophenol ug/L	2-hydroxyphenol (Catechol) ug/L	2-Methylnaphthalene ug/L	2-Methylphenol ug/L	2-Nitrophenol ug/L	3 and 4-Chlorophenol ug/L	3,4,5-Trichlorophenol ug/L	3,4-Dichlorophenol ug/L	3,4-Dimethylphenol ug/L	3,4-Methylphenol ug/L	3,5-Dichlorophenol ug/L	4,4-DDE ug/L	4,4-DDT ug/L	4,6-Dinitro-o-cresol ug/L	4-Chloro-3-methylphenol (Parachlorometa cresol) ug/L
AD (AWTP) Clear Well	10/01/2025																								
AD (AWTP) Clear Well	10/03/2025																								
AD (AWTP) Clear Well	10/07/2025																								
AD (AWTP) Clear Well	10/08/2025																								
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AD (AWTP) Clear Well	12/29/2025																								
AD (AWTP) Clear Well	12/30/2025																								
AD (AWTP) Clear Well	12/31/2025																								

Sampling Point	Collection Date	4-Nitrophenol ug/L	a-Chlordane ug/L	Acenaphthene ug/L	Acenaphthylene ug/L	Acridine ug/L	Alachlor ug/L	Aldrin ug/L	Alkalinity (phenolphthalein, as CaCO3) mg/L	Alkalinity (total, as CaCO3) mg/L	alpha-BHC ug/L	Aluminum (dissolved) ug/L	Aluminum (total) ug/L	Ammonia (total, as N) mg/L	Anthracene ug/L	Antimony (dissolved) ug/L	Antimony (total) ug/L	Arsenic (dissolved) ug/L	Arsenic (total) ug/L	Aspon ug/L	Atrazine ug/L	Azinphos-ethyl ug/L	Barium (dissolved) ug/L	Barium (total) ug/L
Acadia #1 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	95		< 3.0	< 3.0	0.076	< 0.010	< 0.50	< 0.50	5.23	5.30				9.9	10.1
Acadia #1 well	03/26/2025																							
Acadia #1 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	98	< 0.050	< 3.0	< 3.0	0.046	< 0.010	< 0.50	< 0.50	5.29	4.86	< 0.050	< 0.050	< 0.20	10.2	9.6
Acadia #1 well	10/21/2025																							
Acadia #2 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	94		< 3.0	< 3.0	0.067	< 0.010	< 0.50	< 0.50	5.46	5.49				9.4	9.7
Acadia #2 well	03/26/2025																							
Acadia #2 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	99	< 0.050	< 3.0	< 3.0	0.068	< 0.010	< 0.50	< 0.50	5.43	5.07	< 0.050	< 0.050	< 0.20	9.4	8.6
Acadia #2 well	07/17/2025																							
Acadia #2 well	07/18/2025																							
Acadia #2 well	10/21/2025																							
Aldergrove #10 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	37		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	0.29	0.29				14.8	15.1
Aldergrove #10 well	03/26/2025																							
Aldergrove #10 well	04/14/2025																							
Aldergrove #10 well	04/28/2025																							
Aldergrove #10 well	05/05/2025																							
Aldergrove #10 well	05/12/2025																							
Aldergrove #10 well	05/20/2025																							
Aldergrove #10 well	05/22/2025																							
Aldergrove #10 well	05/26/2025																							
Aldergrove #10 well	06/02/2025																							
Aldergrove #10 well	06/09/2025																							
Aldergrove #10 well	06/16/2025																							
Aldergrove #10 well	07/04/2025																							
Aldergrove #10 well	07/07/2025																							
Aldergrove #10 well	07/14/2025																							
Aldergrove #10 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	45	< 0.050	< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	0.29	0.60	< 0.050	< 0.050	< 0.20	14.7	14.3
Aldergrove #10 well	07/28/2025																							
Aldergrove #10 well	08/05/2025																							
Aldergrove #10 well	08/13/2025																							
Aldergrove #10 well	08/18/2025																							
Aldergrove #10 well	09/02/2025																							
Aldergrove #10 well	09/08/2025																							
Aldergrove #10 well	09/15/2025																							
Aldergrove #10 well	09/24/2025																							
Aldergrove #10 well	10/07/2025																							
Aldergrove #10 well	10/14/2025																							
Aldergrove #10 well	10/20/2025																							
Aldergrove #10 well	10/21/2025																							
Aldergrove #10 well	11/03/2025																							

Sampling Point	Collection Date	4-Nitrophenol	a-Chlordane	Acenaphthene	Acenaphthylene	Acridine	Alachlor	Aldrin	Alkalinity (phenolphthalein, as CaCO3)	Alkalinity (total, as CaCO3)	alpha-BHC	Aluminum (dissolved)	Aluminum (total)	Ammonia (total, as N)	Anthracene	Antimony (dissolved)	Antimony (total)	Arsenic (dissolved)	Arsenic (total)	Aspon	Atrazine	Azinphos-ethyl	Barium (dissolved)	Barium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Aldergrove #10 well	11/17/2025																							
Aldergrove #10 well	11/24/2025																							
Aldergrove #10 well	12/01/2025																							
Aldergrove #10 well	12/08/2025																							
Aldergrove #10 well	12/15/2025																							
Aldergrove #10 well	12/23/2025																							
Aldergrove #10 well	12/29/2025																							
Aldergrove #4 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	160		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	2.54	2.40				62.3	60.9
Aldergrove #4 well	03/26/2025																							
Aldergrove #4 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	2.4	170	< 0.050	< 3.0	< 3.0	0.016	< 0.010	< 0.50	< 0.50	2.49	2.38	< 0.050	< 0.050	< 0.20	59.5	58.2
Aldergrove #4 well	10/21/2025																							
Aldergrove #6 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	150		< 3.0	< 3.0	0.058	< 0.010	< 0.50	< 0.50	4.65	4.36				61.3	58.4
Aldergrove #6 well	03/26/2025																							
Aldergrove #6 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	2.1	160	< 0.050	< 3.0	< 3.0	0.025	< 0.010	< 0.50	< 0.50	4.39	4.26	< 0.050	< 0.050	< 0.20	64.4	62.7
Aldergrove #6 well	10/21/2025																							
Aldergrove #6 well	12/03/2025																							
Aldergrove #6 well	12/04/2025																							
Aldergrove #7 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	160		< 3.0	< 3.0	< 0.015	< 0.010	0.55	0.56	4.44	4.36				93.6	93.4
Aldergrove #7 well	03/26/2025																							
Aldergrove #7 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	4.8	180	< 0.050	< 3.0	< 3.0	0.045	< 0.010	< 0.50	< 0.50	4.47	4.52	< 0.050	< 0.050	< 0.20	96.8	99.6
Aldergrove #7 well	10/21/2025																							
Aldergrove #8 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	140		< 3.0	< 3.0	< 0.015	< 0.010	< 0.50	< 0.50	3.78	3.71				52.3	52.3
Aldergrove #8 well	03/26/2025																							
Aldergrove #8 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	150	< 0.050	< 3.0	< 3.0	0.051	< 0.010	< 0.50	< 0.50	3.72	3.67	< 0.050	< 0.050	< 0.20	56.4	55.8
Aldergrove #8 well	10/21/2025																							
Aldergrove #9 well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	84		< 3.0	< 3.0	0.034	< 0.010	< 0.50	< 0.50	0.16	0.16				10.2	10.3
Aldergrove #9 well	03/26/2025																							
Aldergrove #9 well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	88	< 0.050	< 3.0	< 3.0	0.031	< 0.010	< 0.50	< 0.50	0.16	0.16	< 0.050	< 0.050	< 0.20	10.1	9.9
Aldergrove #9 well	10/21/2025																							
AD (AWTP) Clear Well	01/02/2025																							
AD (AWTP) Clear Well	01/03/2025																							
AD (AWTP) Clear Well	01/07/2025																							
AD (AWTP) Clear Well	01/08/2025																							
AD (AWTP) Clear Well	01/10/2025																							
AD (AWTP) Clear Well	01/13/2025																							
AD (AWTP) Clear Well	01/14/2025			< 0.050	< 0.050	< 0.050			< 1.0	130		3.5	4.5	< 0.015	< 0.010	< 0.50	< 0.50	2.20	2.04				51.4	47.0
AD (AWTP) Clear Well	01/15/2025																							
AD (AWTP) Clear Well	01/16/2025																							
AD (AWTP) Clear Well	01/20/2025																							

Sampling Point	Collection Date	4-Nitrophenol	a-Chlordane	Acenaphthene	Acenaphthylene	Acridine	Alachlor	Aldrin	Alkalinity (phenolphthalein, as CaCO3)	Alkalinity (total, as CaCO3)	alpha-BHC	Aluminum (dissolved)	Aluminum (total)	Ammonia (total, as N)	Anthracene	Antimony (dissolved)	Antimony (total)	Arsenic (dissolved)	Arsenic (total)	Aspon	Atrazine	Azinphos-ethyl	Barium (dissolved)	Barium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
AD (AWTP) Clear Well	01/22/2025																							
AD (AWTP) Clear Well	01/23/2025																							
AD (AWTP) Clear Well	01/27/2025																							
AD (AWTP) Clear Well	01/29/2025																							
AD (AWTP) Clear Well	01/30/2025																							
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AD (AWTP) Clear Well	03/03/2025																							
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AD (AWTP) Clear Well	03/17/2025																							
AD (AWTP) Clear Well	03/19/2025																							
AD (AWTP) Clear Well	03/20/2025																							
AD (AWTP) Clear Well	03/21/2025																							
AD (AWTP) Clear Well	03/24/2025																							
AD (AWTP) Clear Well	03/25/2025																							
AD (AWTP) Clear Well	03/26/2025																							
AD (AWTP) Clear Well	03/31/2025																							
AD (AWTP) Clear Well	04/02/2025																							
AD (AWTP) Clear Well	04/03/2025																							

Sampling Point	Collection Date	4-Nitrophenol ug/L	a-Chlordane ug/L	Acenaphthene ug/L	Acenaphthylene ug/L	Acridine ug/L	Alachlor ug/L	Aldrin ug/L	Alkalinity (phenolphthalein, as CaCO3) mg/L	Alkalinity (total, as CaCO3) mg/L	alpha-BHC ug/L	Aluminum (dissolved) ug/L	Aluminum (total) ug/L	Ammonia (total, as N) mg/L	Anthracene ug/L	Antimony (dissolved) ug/L	Antimony (total) ug/L	Arsenic (dissolved) ug/L	Arsenic (total) ug/L	Aspon ug/L	Atrazine ug/L	Azinphos-ethyl ug/L	Barium (dissolved) ug/L	Barium (total) ug/L
AD (AWTP) Clear Well	04/04/2025																							
AD (AWTP) Clear Well	04/07/2025																							
AD (AWTP) Clear Well	04/09/2025																							
AD (AWTP) Clear Well	04/11/2025																							
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AD (AWTP) Clear Well	04/15/2025																							
AD (AWTP) Clear Well	04/16/2025																							
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AD (AWTP) Clear Well	04/28/2025																							
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AD (AWTP) Clear Well	05/05/2025																							
AD (AWTP) Clear Well	05/06/2025																							
AD (AWTP) Clear Well	05/08/2025																							
AD (AWTP) Clear Well	05/09/2025																							
AD (AWTP) Clear Well	05/12/2025																							
AD (AWTP) Clear Well	05/14/2025																							
AD (AWTP) Clear Well	05/20/2025																							
AD (AWTP) Clear Well	05/21/2025																							
AD (AWTP) Clear Well	05/22/2025																							
AD (AWTP) Clear Well	05/23/2025																							
AD (AWTP) Clear Well	05/26/2025																							
AD (AWTP) Clear Well	05/27/2025																							
AD (AWTP) Clear Well	05/28/2025																							
AD (AWTP) Clear Well	05/30/2025																							
AD (AWTP) Clear Well	06/02/2025																							
AD (AWTP) Clear Well	06/04/2025																							
AD (AWTP) Clear Well	06/05/2025																							
AD (AWTP) Clear Well	06/09/2025																							
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AD (AWTP) Clear Well	06/11/2025																							
AD (AWTP) Clear Well	06/16/2025																							
AD (AWTP) Clear Well	06/17/2025																							
AD (AWTP) Clear Well	06/18/2025																							
AD (AWTP) Clear Well	06/19/2025																							
AD (AWTP) Clear Well	06/23/2025																							
AD (AWTP) Clear Well	06/25/2025																							
AD (AWTP) Clear Well	06/26/2025																							

Sampling Point	Collection Date	4-Nitrophenol	a-Chlordane	Acenaphthene	Acenaphthylene	Acridine	Alachlor	Aldrin	Alkalinity (phenolphthalein, as CaCO3)	Alkalinity (total, as CaCO3)	alpha-BHC	Aluminum (dissolved)	Aluminum (total)	Ammonia (total, as N)	Anthracene	Antimony (dissolved)	Antimony (total)	Arsenic (dissolved)	Arsenic (total)	Aspon	Atrazine	Azinphos-ethyl	Barium (dissolved)	Barium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
AD (AWTP) Clear Well	06/27/2025																							
AD (AWTP) Clear Well	07/02/2025																							
AD (AWTP) Clear Well	07/04/2025																							
AD (AWTP) Clear Well	07/07/2025																							
AD (AWTP) Clear Well	07/08/2025																							
AD (AWTP) Clear Well	07/09/2025																							
AD (AWTP) Clear Well	07/10/2025																							
AD (AWTP) Clear Well	07/14/2025																							
AD (AWTP) Clear Well	07/15/2025	< 0.50	< 0.050	< 0.050	< 0.050	< 0.050	< 0.050	< 0.020	< 1.0	140	< 0.050	< 3.0	< 3.0	0.022	< 0.010	< 0.50	< 0.50	2.33	2.30	< 0.050	< 0.050	< 0.20	50.5	50.5
AD (AWTP) Clear Well	07/16/2025																							
AD (AWTP) Clear Well	07/21/2025																							
AD (AWTP) Clear Well	07/22/2025																							
AD (AWTP) Clear Well	07/23/2025																							
AD (AWTP) Clear Well	07/25/2025																							
AD (AWTP) Clear Well	07/28/2025																							
AD (AWTP) Clear Well	07/30/2025																							
AD (AWTP) Clear Well	08/05/2025																							
AD (AWTP) Clear Well	08/06/2025																							
AD (AWTP) Clear Well	08/13/2025																							
AD (AWTP) Clear Well	08/15/2025																							
AD (AWTP) Clear Well	08/18/2025																							
AD (AWTP) Clear Well	08/19/2025																							
AD (AWTP) Clear Well	08/20/2025																							
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AD (AWTP) Clear Well	08/26/2025																							
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AD (AWTP) Clear Well	08/28/2025																							
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AD (AWTP) Clear Well	09/02/2025																							
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AD (AWTP) Clear Well	09/11/2025																							
AD (AWTP) Clear Well	09/15/2025																							
AD (AWTP) Clear Well	09/17/2025																							
AD (AWTP) Clear Well	09/19/2025																							
AD (AWTP) Clear Well	09/24/2025																							

Sampling Point	Collection Date	4-Nitrophenol	a-Chlordane	Acenaphthene	Acenaphthylene	Acridine	Alachlor	Aldrin	Alkalinity (phenolphthalein, as CaCO3)	Alkalinity (total, as CaCO3)	alpha-BHC	Aluminum (dissolved)	Aluminum (total)	Ammonia (total, as N)	Anthracene	Antimony (dissolved)	Antimony (total)	Arsenic (dissolved)	Arsenic (total)	Aspon	Atrazine	Azinphos-ethyl	Barium (dissolved)	Barium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
AD (AWTP) Clear Well	10/01/2025																							
AD (AWTP) Clear Well	10/03/2025																							
AD (AWTP) Clear Well	10/07/2025																							
AD (AWTP) Clear Well	10/08/2025																							
AD (AWTP) Clear Well	10/14/2025																							
AD (AWTP) Clear Well	10/15/2025																							
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AD (AWTP) Clear Well	11/05/2025																							
AD (AWTP) Clear Well	11/06/2025																							
AD (AWTP) Clear Well	11/07/2025																							
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AD (AWTP) Clear Well	11/17/2025																							
AD (AWTP) Clear Well	11/19/2025																							
AD (AWTP) Clear Well	11/24/2025																							
AD (AWTP) Clear Well	11/26/2025																							
AD (AWTP) Clear Well	11/28/2025																							
AD (AWTP) Clear Well	12/01/2025																							
AD (AWTP) Clear Well	12/03/2025																							
AD (AWTP) Clear Well	12/04/2025																							
AD (AWTP) Clear Well	12/08/2025																							
AD (AWTP) Clear Well	12/10/2025																							
AD (AWTP) Clear Well	12/12/2025																							
AD (AWTP) Clear Well	12/15/2025																							
AD (AWTP) Clear Well	12/16/2025																							
AD (AWTP) Clear Well	12/17/2025																							
AD (AWTP) Clear Well	12/18/2025																							
AD (AWTP) Clear Well	12/22/2025																							
AD (AWTP) Clear Well	12/23/2025																							
AD (AWTP) Clear Well	12/29/2025																							
AD (AWTP) Clear Well	12/30/2025																							
AD (AWTP) Clear Well	12/31/2025																							

Sampling Point	Collection Date	Benfluralin	Benz(a)anthracene	Benzo(b)fluoranthene + Benzo(j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[a]pyrene	Beryllium (dissolved)	Beryllium (total)	beta-BHC	Bicarbonate (as HCO3)	Bismuth (dissolved)	Bismuth (total)	Boron (dissolved)	Boron (total)	Bromacil	Bromobenzene	Bromodichloromethane	Bromoform	Bromophos	Bromophos-ethyl	Butylate	Cadmium (dissolved)	Cadmium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		120	< 1.0	< 1.0	< 50	< 50		< 2.0	< 1.0	< 1.0				< 0.010	< 0.010
Acadia #1 well	03/26/2025																							
Acadia #1 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	120	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010
Acadia #1 well	10/21/2025																							
Acadia #2 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		110	< 1.0	< 1.0	< 50	< 50		< 2.0	< 1.0	< 1.0				< 0.010	< 0.010
Acadia #2 well	03/26/2025																							
Acadia #2 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	120	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010
Acadia #2 well	07/17/2025																							
Acadia #2 well	07/18/2025																							
Acadia #2 well	10/21/2025																							
Aldergrove #10 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		46	< 1.0	< 1.0	65	69		< 2.0	< 1.0	< 1.0				0.029	0.026
Aldergrove #10 well	03/26/2025																							
Aldergrove #10 well	04/14/2025																							
Aldergrove #10 well	04/28/2025																							
Aldergrove #10 well	05/05/2025																							
Aldergrove #10 well	05/12/2025																							
Aldergrove #10 well	05/20/2025																							
Aldergrove #10 well	05/22/2025																							
Aldergrove #10 well	05/26/2025																							
Aldergrove #10 well	06/02/2025																							
Aldergrove #10 well	06/09/2025																							
Aldergrove #10 well	06/16/2025																							
Aldergrove #10 well	07/04/2025																							
Aldergrove #10 well	07/07/2025																							
Aldergrove #10 well	07/14/2025																							
Aldergrove #10 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	55	< 1.0	< 1.0	67	59	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	0.023	0.018
Aldergrove #10 well	07/28/2025																							
Aldergrove #10 well	08/05/2025																							
Aldergrove #10 well	08/13/2025																							
Aldergrove #10 well	08/18/2025																							
Aldergrove #10 well	09/02/2025																							
Aldergrove #10 well	09/08/2025																							
Aldergrove #10 well	09/15/2025																							
Aldergrove #10 well	09/24/2025																							
Aldergrove #10 well	10/07/2025																							
Aldergrove #10 well	10/14/2025																							
Aldergrove #10 well	10/20/2025																							
Aldergrove #10 well	10/21/2025																							
Aldergrove #10 well	11/03/2025																							

Sampling Point	Collection Date	Benfluralin	Benz(a)anthracene	Benzo(b)fluoranthene + Benzo(j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[a]pyrene	Beryllium (dissolved)	Beryllium (total)	beta-BHC	Bicarbonate (as HCO3)	Bismuth (dissolved)	Bismuth (total)	Boron (dissolved)	Boron (total)	Bromacil	Bromobenzene	Bromodichloromethane	Bromoform	Bromophos	Bromophos-ethyl	Butylate	Cadmium (dissolved)	Cadmium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
Aldergrove #10 well	11/17/2025																							
Aldergrove #10 well	11/24/2025																							
Aldergrove #10 well	12/01/2025																							
Aldergrove #10 well	12/08/2025																							
Aldergrove #10 well	12/15/2025																							
Aldergrove #10 well	12/23/2025																							
Aldergrove #10 well	12/29/2025																							
Aldergrove #4 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		200	< 1.0	< 1.0	< 50	< 50		< 2.0	< 1.0	< 1.0				< 0.010	0.011
Aldergrove #4 well	03/26/2025																							
Aldergrove #4 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	200	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010
Aldergrove #4 well	10/21/2025																							
Aldergrove #6 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		180	< 1.0	< 1.0	< 50	< 50		< 2.0	< 1.0	< 1.0				< 0.010	< 0.010
Aldergrove #6 well	03/26/2025																							
Aldergrove #6 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	190	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010
Aldergrove #6 well	10/21/2025																							
Aldergrove #6 well	12/03/2025																							
Aldergrove #6 well	12/04/2025																							
Aldergrove #7 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		200	< 1.0	< 1.0	< 50	< 50		< 2.0	< 1.0	< 1.0				< 0.010	< 0.010
Aldergrove #7 well	03/26/2025																							
Aldergrove #7 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	210	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010
Aldergrove #7 well	10/21/2025																							
Aldergrove #8 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		170	< 1.0	< 1.0	< 50	< 50		< 2.0	< 1.0	< 1.0				< 0.010	< 0.010
Aldergrove #8 well	03/26/2025																							
Aldergrove #8 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	180	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010
Aldergrove #8 well	10/21/2025																							
Aldergrove #9 well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		100	< 1.0	< 1.0	< 50	< 50		< 2.0	< 1.0	< 1.0				0.044	0.044
Aldergrove #9 well	03/26/2025																							
Aldergrove #9 well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	110	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	< 1.0	< 1.0	< 0.050	< 0.050	< 0.050	0.040	0.041
Aldergrove #9 well	10/21/2025																							
AD (AWTP) Clear Well	01/02/2025																							
AD (AWTP) Clear Well	01/03/2025																							
AD (AWTP) Clear Well	01/07/2025																							
AD (AWTP) Clear Well	01/08/2025																							
AD (AWTP) Clear Well	01/10/2025																							
AD (AWTP) Clear Well	01/13/2025																							
AD (AWTP) Clear Well	01/14/2025		< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10		160	< 1.0	< 1.0	< 50	< 50		< 2.0	3.2	1.8				< 0.010	< 0.010
AD (AWTP) Clear Well	01/15/2025																							
AD (AWTP) Clear Well	01/16/2025																							
AD (AWTP) Clear Well	01/20/2025																							

Sampling Point	Collection Date	Benfluralin	Benz(a)anthracene	Benzo(b)fluoranthene + Benzo(j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[a]pyrene	Beryllium (dissolved)	Beryllium (total)	beta-BHC	Bicarbonate (as HCO3)	Bismuth (dissolved)	Bismuth (total)	Boron (dissolved)	Boron (total)	Bromacil	Bromobenzene	Bromodichloromethane	Bromoform	Bromophos	Bromophos-ethyl	Butylate	Cadmium (dissolved)	Cadmium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
AD (AWTP) Clear Well	01/22/2025																							
AD (AWTP) Clear Well	01/23/2025																							
AD (AWTP) Clear Well	01/27/2025																							
AD (AWTP) Clear Well	01/29/2025																							
AD (AWTP) Clear Well	01/30/2025																							
AD (AWTP) Clear Well	01/31/2025																							
AD (AWTP) Clear Well	02/04/2025																							
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AD (AWTP) Clear Well	02/06/2025																							
AD (AWTP) Clear Well	02/07/2025																							
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AD (AWTP) Clear Well	02/24/2025																							
AD (AWTP) Clear Well	02/26/2025																							
AD (AWTP) Clear Well	02/28/2025																							
AD (AWTP) Clear Well	03/03/2025																							
AD (AWTP) Clear Well	03/05/2025																							
AD (AWTP) Clear Well	03/06/2025																							
AD (AWTP) Clear Well	03/07/2025																							
AD (AWTP) Clear Well	03/10/2025																							
AD (AWTP) Clear Well	03/11/2025																							
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AD (AWTP) Clear Well	03/14/2025																							
AD (AWTP) Clear Well	03/17/2025																							
AD (AWTP) Clear Well	03/19/2025																							
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AD (AWTP) Clear Well	03/24/2025																							
AD (AWTP) Clear Well	03/25/2025																							
AD (AWTP) Clear Well	03/26/2025																							
AD (AWTP) Clear Well	03/31/2025																							
AD (AWTP) Clear Well	04/02/2025																							
AD (AWTP) Clear Well	04/03/2025																							

Sampling Point	Collection Date	Benfluralin	Benz(a)anthracene	Benzo(b)fluoranthene + Benzo(j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[a]pyrene	Beryllium (dissolved)	Beryllium (total)	beta-BHC	Bicarbonate (as HCO3)	Bismuth (dissolved)	Bismuth (total)	Boron (dissolved)	Boron (total)	Bromacil	Bromobenzene	Bromodichloromethane	Bromoform	Bromophos	Bromophos-ethyl	Butylate	Cadmium (dissolved)	Cadmium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
AD (AWTP) Clear Well	04/04/2025																							
AD (AWTP) Clear Well	04/07/2025																							
AD (AWTP) Clear Well	04/09/2025																							
AD (AWTP) Clear Well	04/11/2025																							
AD (AWTP) Clear Well	04/14/2025																							
AD (AWTP) Clear Well	04/15/2025																							
AD (AWTP) Clear Well	04/16/2025																							
AD (AWTP) Clear Well	04/22/2025																							
AD (AWTP) Clear Well	04/23/2025																							
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AD (AWTP) Clear Well	04/30/2025																							
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AD (AWTP) Clear Well	05/06/2025																							
AD (AWTP) Clear Well	05/08/2025																							
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AD (AWTP) Clear Well	05/12/2025																							
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AD (AWTP) Clear Well	05/21/2025																							
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AD (AWTP) Clear Well	05/23/2025																							
AD (AWTP) Clear Well	05/26/2025																							
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AD (AWTP) Clear Well	05/28/2025																							
AD (AWTP) Clear Well	05/30/2025																							
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AD (AWTP) Clear Well	06/09/2025																							
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AD (AWTP) Clear Well	06/16/2025																							
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AD (AWTP) Clear Well	06/18/2025																							
AD (AWTP) Clear Well	06/19/2025																							
AD (AWTP) Clear Well	06/23/2025																							
AD (AWTP) Clear Well	06/25/2025																							
AD (AWTP) Clear Well	06/26/2025																							

Sampling Point	Collection Date	Benfluralin	Benz(a)anthracene	Benzo(b)fluoranthene + Benzo(j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Benzo[a]pyrene	Beryllium (dissolved)	Beryllium (total)	beta-BHC	Bicarbonate (as HCO3)	Bismuth (dissolved)	Bismuth (total)	Boron (dissolved)	Boron (total)	Bromacil	Bromobenzene	Bromodichloromethane	Bromoform	Bromophos	Bromophos-ethyl	Butylate	Cadmium (dissolved)	Cadmium (total)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L
AD (AWTP) Clear Well	06/27/2025																							
AD (AWTP) Clear Well	07/02/2025																							
AD (AWTP) Clear Well	07/04/2025																							
AD (AWTP) Clear Well	07/07/2025																							
AD (AWTP) Clear Well	07/08/2025																							
AD (AWTP) Clear Well	07/09/2025																							
AD (AWTP) Clear Well	07/10/2025																							
AD (AWTP) Clear Well	07/14/2025																							
AD (AWTP) Clear Well	07/15/2025	< 0.050	< 0.010	< 0.030	< 0.050	< 0.050	< 0.0050	< 0.10	< 0.10	< 0.050	160	< 1.0	< 1.0	< 50	< 50	< 0.050	< 2.0	2.5	1.3	< 0.050	< 0.050	< 0.050	< 0.010	< 0.010
AD (AWTP) Clear Well	07/16/2025																							
AD (AWTP) Clear Well	07/21/2025																							
AD (AWTP) Clear Well	07/22/2025																							
AD (AWTP) Clear Well	07/23/2025																							
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AD (AWTP) Clear Well	07/28/2025																							
AD (AWTP) Clear Well	07/30/2025																							
AD (AWTP) Clear Well	08/05/2025																							
AD (AWTP) Clear Well	08/06/2025																							
AD (AWTP) Clear Well	08/13/2025																							
AD (AWTP) Clear Well	08/15/2025																							
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AD (AWTP) Clear Well	09/17/2025																							
AD (AWTP) Clear Well	09/19/2025																							
AD (AWTP) Clear Well	09/24/2025																							

Sampling Point	Collection Date	Benfluralin ug/L	Benz(a)anthracene ug/L	Benzo(b)fluoranthene + Benzo(j)fluoranthene ug/L	Benzo(g,h,i)perylene ug/L	Benzo(k)fluoranthene ug/L	Benzo[a]pyrene ug/L	Beryllium (dissolved) ug/L	Beryllium (total) ug/L	beta-BHC ug/L	Bicarbonate (as HCO3) mg/L	Bismuth (dissolved) ug/L	Bismuth (total) ug/L	Boron (dissolved) ug/L	Boron (total) ug/L	Bromacil ug/L	Bromobenzene ug/L	Bromodichloromethane ug/L	Bromoform ug/L	Bromophos ug/L	Bromophos-ethyl ug/L	Butylate ug/L	Cadmium (dissolved) ug/L	Cadmium (total) ug/L
AD (AWTP) Clear Well	10/01/2025																							
AD (AWTP) Clear Well	10/03/2025																							
AD (AWTP) Clear Well	10/07/2025																							
AD (AWTP) Clear Well	10/08/2025																							
AD (AWTP) Clear Well	10/14/2025																							
AD (AWTP) Clear Well	10/15/2025																							
AD (AWTP) Clear Well	10/17/2025																							
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AD (AWTP) Clear Well	10/23/2025																							
AD (AWTP) Clear Well	11/03/2025																							
AD (AWTP) Clear Well	11/05/2025																							
AD (AWTP) Clear Well	11/06/2025																							
AD (AWTP) Clear Well	11/07/2025																							
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AD (AWTP) Clear Well	11/13/2025																							
AD (AWTP) Clear Well	11/17/2025																							
AD (AWTP) Clear Well	11/19/2025																							
AD (AWTP) Clear Well	11/24/2025																							
AD (AWTP) Clear Well	11/26/2025																							
AD (AWTP) Clear Well	11/28/2025																							
AD (AWTP) Clear Well	12/01/2025																							
AD (AWTP) Clear Well	12/03/2025																							
AD (AWTP) Clear Well	12/04/2025																							
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AD (AWTP) Clear Well	12/10/2025																							
AD (AWTP) Clear Well	12/12/2025																							
AD (AWTP) Clear Well	12/15/2025																							
AD (AWTP) Clear Well	12/16/2025																							
AD (AWTP) Clear Well	12/17/2025																							
AD (AWTP) Clear Well	12/18/2025																							
AD (AWTP) Clear Well	12/22/2025																							
AD (AWTP) Clear Well	12/23/2025																							
AD (AWTP) Clear Well	12/29/2025																							
AD (AWTP) Clear Well	12/30/2025																							
AD (AWTP) Clear Well	12/31/2025																							

Sampling Point	Collection Date	Calcium (total) mg/L	Captan ug/L	Carbon tetrachloride ug/L	Carbonate (as CO3) mg/L	Carbophenothion ug/L	Chlorate mg/L	Chlorbenside ug/L	Chlorfenson ug/L	Chlorfenvinphos ug/L	Chloride mg/L	Chlorite mg/L	Chlormephos ug/L	Chloroethane ug/L	Chloroform ug/L	Chlorophenols (total) ug/L	Chloropropham ug/L	Chlorothalonil ug/L	Chlorpyrifos ug/L	Chlorthiophos ug/L	Chromium (dissolved) ug/L	Chromium (total) ug/L	Chrysene ug/L	cis-1,2-Dichloroethylene ug/L
Acadia #1 well	01/14/2025	16.0		< 0.50	< 1.0		< 0.10				2.0	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Acadia #1 well	03/26/2025																							
Acadia #1 well	07/15/2025	14.0	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	1.1	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
Acadia #1 well	10/21/2025																							
Acadia #2 well	01/14/2025	16.5		< 0.50	< 1.0		< 0.10				2.0	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Acadia #2 well	03/26/2025																							
Acadia #2 well	07/15/2025	14.5	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	< 1.0	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
Acadia #2 well	07/17/2025																							
Acadia #2 well	07/18/2025																							
Acadia #2 well	10/21/2025																							
Aldergrove #10 well	01/14/2025	32.2		< 0.50	< 1.0		< 0.10				6.3	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #10 well	03/26/2025																							
Aldergrove #10 well	04/14/2025																							
Aldergrove #10 well	04/28/2025																							
Aldergrove #10 well	05/05/2025																							
Aldergrove #10 well	05/12/2025																							
Aldergrove #10 well	05/20/2025																							
Aldergrove #10 well	05/22/2025																							
Aldergrove #10 well	05/26/2025																							
Aldergrove #10 well	06/02/2025																							
Aldergrove #10 well	06/09/2025																							
Aldergrove #10 well	06/16/2025																							
Aldergrove #10 well	07/04/2025																							
Aldergrove #10 well	07/07/2025																							
Aldergrove #10 well	07/14/2025																							
Aldergrove #10 well	07/15/2025	31.8	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	5.4	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	1.0	< 0.020	< 1.0
Aldergrove #10 well	07/28/2025																							
Aldergrove #10 well	08/05/2025																							
Aldergrove #10 well	08/13/2025																							
Aldergrove #10 well	08/18/2025																							
Aldergrove #10 well	09/02/2025																							
Aldergrove #10 well	09/08/2025																							
Aldergrove #10 well	09/15/2025																							
Aldergrove #10 well	09/24/2025																							
Aldergrove #10 well	10/07/2025																							
Aldergrove #10 well	10/14/2025																							
Aldergrove #10 well	10/20/2025																							
Aldergrove #10 well	10/21/2025																							
Aldergrove #10 well	11/03/2025																							

Sampling Point	Collection Date	Calcium (total) mg/L	Captan ug/L	Carbon tetrachloride ug/L	Carbonate (as CO3) mg/L	Carbophenothion ug/L	Chlorate mg/L	Chlorbenside ug/L	Chlorfenson ug/L	Chlorfenvinphos ug/L	Chloride mg/L	Chlorite mg/L	Chlormephos ug/L	Chloroethane ug/L	Chloroform ug/L	Chlorophenols (total) ug/L	Chloropropham ug/L	Chlorothalonil ug/L	Chlorpyrifos ug/L	Chlorthiophos ug/L	Chromium (dissolved) ug/L	Chromium (total) ug/L	Chrysene ug/L	cis-1,2-Dichloroethylene ug/L
Aldergrove #10 well	11/17/2025																							
Aldergrove #10 well	11/24/2025																							
Aldergrove #10 well	12/01/2025																							
Aldergrove #10 well	12/08/2025																							
Aldergrove #10 well	12/15/2025																							
Aldergrove #10 well	12/23/2025																							
Aldergrove #10 well	12/29/2025																							
Aldergrove #4 well	01/14/2025	51.9		< 0.50	< 1.0		< 0.10				18	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #4 well	03/26/2025																							
Aldergrove #4 well	07/15/2025	47.3	< 0.10	< 0.50	2.8	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	16	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #4 well	10/21/2025																							
Aldergrove #6 well	01/14/2025	49.7		< 0.50	< 1.0		< 0.10				24	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #6 well	03/26/2025																							
Aldergrove #6 well	07/15/2025	54.0	< 0.10	< 0.50	2.6	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	30	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #6 well	10/21/2025																							
Aldergrove #6 well	12/03/2025																							
Aldergrove #6 well	12/04/2025																							
Aldergrove #7 well	01/14/2025	54.1		< 0.50	< 1.0		< 0.10				14	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #7 well	03/26/2025																							
Aldergrove #7 well	07/15/2025	59.1	< 0.10	< 0.50	5.8	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	16	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #7 well	10/21/2025																							
Aldergrove #8 well	01/14/2025	40.3		< 0.50	< 1.0		< 0.10				11	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #8 well	03/26/2025																							
Aldergrove #8 well	07/15/2025	42.8	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	12	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #8 well	10/21/2025																							
Aldergrove #9 well	01/14/2025	38.4		< 0.50	< 1.0		< 0.10				17	< 0.10		< 1.0	< 1.0						< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #9 well	03/26/2025																							
Aldergrove #9 well	07/15/2025	35.3	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	18	< 0.10	< 0.050	< 1.0	< 1.0	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
Aldergrove #9 well	10/21/2025																							
AD (AWTP) Clear Well	01/02/2025																							
AD (AWTP) Clear Well	01/03/2025																							
AD (AWTP) Clear Well	01/07/2025																							
AD (AWTP) Clear Well	01/08/2025																							
AD (AWTP) Clear Well	01/10/2025																							
AD (AWTP) Clear Well	01/13/2025																							
AD (AWTP) Clear Well	01/14/2025	42.1		< 0.50	< 1.0		< 0.10				20	< 0.10		< 1.0	2.9						< 1.0	< 1.0	< 0.020	< 1.0
AD (AWTP) Clear Well	01/15/2025																							
AD (AWTP) Clear Well	01/16/2025																							
AD (AWTP) Clear Well	01/20/2025																							

Sampling Point	Collection Date	Calcium (total) mg/L	Captan ug/L	Carbon tetrachloride ug/L	Carbonate (as CO3) mg/L	Carbophenothion ug/L	Chlorate mg/L	Chlorbenside ug/L	Chlorfenson ug/L	Chlorfenvinphos ug/L	Chloride mg/L	Chlorite mg/L	Chlormephos ug/L	Chloroethane ug/L	Chloroform ug/L	Chlorophenols (total) ug/L	Chloropropham ug/L	Chlorothalonil ug/L	Chlorpyrifos ug/L	Chlorthiophos ug/L	Chromium (dissolved) ug/L	Chromium (total) ug/L	Chrysene ug/L	cis-1,2-Dichloroethylene ug/L
AD (AWTP) Clear Well	01/22/2025																							
AD (AWTP) Clear Well	01/23/2025																							
AD (AWTP) Clear Well	01/27/2025																							
AD (AWTP) Clear Well	01/29/2025																							
AD (AWTP) Clear Well	01/30/2025																							
AD (AWTP) Clear Well	01/31/2025																							
AD (AWTP) Clear Well	02/04/2025																							
AD (AWTP) Clear Well	02/05/2025																							
AD (AWTP) Clear Well	02/06/2025																							
AD (AWTP) Clear Well	02/07/2025																							
AD (AWTP) Clear Well	02/10/2025																							
AD (AWTP) Clear Well	02/11/2025																							
AD (AWTP) Clear Well	02/12/2025																							
AD (AWTP) Clear Well	02/18/2025																							
AD (AWTP) Clear Well	02/19/2025																							
AD (AWTP) Clear Well	02/20/2025																							
AD (AWTP) Clear Well	02/21/2025																							
AD (AWTP) Clear Well	02/24/2025																							
AD (AWTP) Clear Well	02/26/2025																							
AD (AWTP) Clear Well	02/28/2025																							
AD (AWTP) Clear Well	03/03/2025																							
AD (AWTP) Clear Well	03/05/2025																							
AD (AWTP) Clear Well	03/06/2025																							
AD (AWTP) Clear Well	03/07/2025																							
AD (AWTP) Clear Well	03/10/2025																							
AD (AWTP) Clear Well	03/11/2025																							
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AD (AWTP) Clear Well	03/17/2025																							
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AD (AWTP) Clear Well	03/26/2025																							
AD (AWTP) Clear Well	03/31/2025																							
AD (AWTP) Clear Well	04/02/2025																							
AD (AWTP) Clear Well	04/03/2025																							

Sampling Point	Collection Date	Calcium (total) mg/L	Captan ug/L	Carbon tetrachloride ug/L	Carbonate (as CO3) mg/L	Carbophenothion ug/L	Chlorate mg/L	Chlorbenside ug/L	Chlorfenson ug/L	Chlorfenvinphos ug/L	Chloride mg/L	Chlorite mg/L	Chlormephos ug/L	Chloroethane ug/L	Chloroform ug/L	Chlorophenols (total) ug/L	Chloropropham ug/L	Chlorothalonil ug/L	Chlorpyrifos ug/L	Chlorthiophos ug/L	Chromium (dissolved) ug/L	Chromium (total) ug/L	Chrysene ug/L	cis-1,2-Dichloroethylene ug/L
AD (AWTP) Clear Well	04/04/2025																							
AD (AWTP) Clear Well	04/07/2025																							
AD (AWTP) Clear Well	04/09/2025																							
AD (AWTP) Clear Well	04/11/2025																							
AD (AWTP) Clear Well	04/14/2025																							
AD (AWTP) Clear Well	04/15/2025																							
AD (AWTP) Clear Well	04/16/2025																							
AD (AWTP) Clear Well	04/22/2025																							
AD (AWTP) Clear Well	04/23/2025																							
AD (AWTP) Clear Well	04/28/2025																							
AD (AWTP) Clear Well	04/29/2025																							
AD (AWTP) Clear Well	04/30/2025																							
AD (AWTP) Clear Well	05/05/2025																							
AD (AWTP) Clear Well	05/06/2025																							
AD (AWTP) Clear Well	05/08/2025																							
AD (AWTP) Clear Well	05/09/2025																							
AD (AWTP) Clear Well	05/12/2025																							
AD (AWTP) Clear Well	05/14/2025																							
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AD (AWTP) Clear Well	05/22/2025																							
AD (AWTP) Clear Well	05/23/2025																							
AD (AWTP) Clear Well	05/26/2025																							
AD (AWTP) Clear Well	05/27/2025																							
AD (AWTP) Clear Well	05/28/2025																							
AD (AWTP) Clear Well	05/30/2025																							
AD (AWTP) Clear Well	06/02/2025																							
AD (AWTP) Clear Well	06/04/2025																							
AD (AWTP) Clear Well	06/05/2025																							
AD (AWTP) Clear Well	06/09/2025																							
AD (AWTP) Clear Well	06/10/2025																							
AD (AWTP) Clear Well	06/11/2025																							
AD (AWTP) Clear Well	06/16/2025																							
AD (AWTP) Clear Well	06/17/2025																							
AD (AWTP) Clear Well	06/18/2025																							
AD (AWTP) Clear Well	06/19/2025																							
AD (AWTP) Clear Well	06/23/2025																							
AD (AWTP) Clear Well	06/25/2025																							
AD (AWTP) Clear Well	06/26/2025																							

Sampling Point	Collection Date	Calcium (total) mg/L	Captan ug/L	Carbon tetrachloride ug/L	Carbonate (as CO3) mg/L	Carbophenothion ug/L	Chlorate mg/L	Chlorbenside ug/L	Chlorfenson ug/L	Chlorfenvinphos ug/L	Chloride mg/L	Chlorite mg/L	Chlormephos ug/L	Chloroethane ug/L	Chloroform ug/L	Chlorophenols (total) ug/L	Chloropropham ug/L	Chlorothalonil ug/L	Chlorpyrifos ug/L	Chlorthiophos ug/L	Chromium (dissolved) ug/L	Chromium (total) ug/L	Chrysene ug/L	cis-1,2-Dichloroethylene ug/L
AD (AWTP) Clear Well	06/27/2025																							
AD (AWTP) Clear Well	07/02/2025																							
AD (AWTP) Clear Well	07/04/2025																							
AD (AWTP) Clear Well	07/07/2025																							
AD (AWTP) Clear Well	07/08/2025																							
AD (AWTP) Clear Well	07/09/2025																							
AD (AWTP) Clear Well	07/10/2025																							
AD (AWTP) Clear Well	07/14/2025																							
AD (AWTP) Clear Well	07/15/2025	44.5	< 0.10	< 0.50	< 1.0	< 0.30	< 0.10	< 0.050	< 0.050	< 0.050	22	< 0.10	< 0.050	< 1.0	2.6	< 0.10	< 0.050	< 0.050	< 0.010	< 0.050	< 1.0	< 1.0	< 0.020	< 1.0
AD (AWTP) Clear Well	07/16/2025																							
AD (AWTP) Clear Well	07/21/2025																							
AD (AWTP) Clear Well	07/22/2025																							
AD (AWTP) Clear Well	07/23/2025																							
AD (AWTP) Clear Well	07/25/2025																							
AD (AWTP) Clear Well	07/28/2025																							
AD (AWTP) Clear Well	07/30/2025																							
AD (AWTP) Clear Well	08/05/2025																							
AD (AWTP) Clear Well	08/06/2025																							
AD (AWTP) Clear Well	08/13/2025																							
AD (AWTP) Clear Well	08/15/2025																							
AD (AWTP) Clear Well	08/18/2025																							
AD (AWTP) Clear Well	08/19/2025																							
AD (AWTP) Clear Well	08/20/2025																							
AD (AWTP) Clear Well	08/21/2025																							
AD (AWTP) Clear Well	08/22/2025																							
AD (AWTP) Clear Well	08/25/2025																							
AD (AWTP) Clear Well	08/26/2025																							
AD (AWTP) Clear Well	08/27/2025																							
AD (AWTP) Clear Well	08/28/2025																							
AD (AWTP) Clear Well	08/29/2025																							
AD (AWTP) Clear Well	09/02/2025																							
AD (AWTP) Clear Well	09/03/2025																							
AD (AWTP) Clear Well	09/05/2025																							
AD (AWTP) Clear Well	09/08/2025																							
AD (AWTP) Clear Well	09/11/2025																							
AD (AWTP) Clear Well	09/15/2025																							
AD (AWTP) Clear Well	09/17/2025																							
AD (AWTP) Clear Well	09/19/2025																							
AD (AWTP) Clear Well	09/24/2025																							

Sampling Point	Collection Date	Calcium (total) mg/L	Captan ug/L	Carbon tetrachloride ug/L	Carbonate (as CO3) mg/L	Carbophenothion ug/L	Chlorate mg/L	Chlorbenside ug/L	Chlorfenson ug/L	Chlorfenvinphos ug/L	Chloride mg/L	Chlorite mg/L	Chlormephos ug/L	Chloroethane ug/L	Chloroform ug/L	Chlorophenols (total) ug/L	Chloropropham ug/L	Chlorothalonil ug/L	Chlorpyrifos ug/L	Chlorthiophos ug/L	Chromium (dissolved) ug/L	Chromium (total) ug/L	Chrysene ug/L	cis-1,2-Dichloroethylene ug/L
AD (AWTP) Clear Well	10/01/2025																							
AD (AWTP) Clear Well	10/03/2025																							
AD (AWTP) Clear Well	10/07/2025																							
AD (AWTP) Clear Well	10/08/2025																							
AD (AWTP) Clear Well	10/14/2025																							
AD (AWTP) Clear Well	10/15/2025																							
AD (AWTP) Clear Well	10/17/2025																							
AD (AWTP) Clear Well	10/20/2025																							
AD (AWTP) Clear Well	10/21/2025																							
AD (AWTP) Clear Well	10/22/2025																							
AD (AWTP) Clear Well	10/23/2025																							
AD (AWTP) Clear Well	11/03/2025																							
AD (AWTP) Clear Well	11/05/2025																							
AD (AWTP) Clear Well	11/06/2025																							
AD (AWTP) Clear Well	11/07/2025																							
AD (AWTP) Clear Well	11/12/2025																							
AD (AWTP) Clear Well	11/13/2025																							
AD (AWTP) Clear Well	11/17/2025																							
AD (AWTP) Clear Well	11/19/2025																							
AD (AWTP) Clear Well	11/24/2025																							
AD (AWTP) Clear Well	11/26/2025																							
AD (AWTP) Clear Well	11/28/2025																							
AD (AWTP) Clear Well	12/01/2025																							
AD (AWTP) Clear Well	12/03/2025																							
AD (AWTP) Clear Well	12/04/2025																							
AD (AWTP) Clear Well	12/08/2025																							
AD (AWTP) Clear Well	12/10/2025																							
AD (AWTP) Clear Well	12/12/2025																							
AD (AWTP) Clear Well	12/15/2025																							
AD (AWTP) Clear Well	12/16/2025																							
AD (AWTP) Clear Well	12/17/2025																							
AD (AWTP) Clear Well	12/18/2025																							
AD (AWTP) Clear Well	12/22/2025																							
AD (AWTP) Clear Well	12/23/2025																							
AD (AWTP) Clear Well	12/29/2025																							
AD (AWTP) Clear Well	12/30/2025																							
AD (AWTP) Clear Well	12/31/2025																							

Sampling Point	Collection Date	cis-1,3-Dichloropropene	Cobalt (dissolved)	Cobalt (total)	Colour	Copper (dissolved)	Copper (total)	Cyanazine	Cyanide (total)	Cyanophos	DCPA	delta-BHC	Dibenz(a,h)anthracene	Dibromochloromethane	Dichlorodifluoromethane / Freon 12	Dichloromethane	Dichlorophenols (total)	Dissolved Organic Carbon	Escherichia coli / E. coli (counts)	Ethylbenzene	Ethylene dibromide / EDB	Fluoranthene	Fluorene
		ug/L	ug/L	ug/L	CU	ug/L	ug/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	CFU/100ml	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	< 0.20	< 0.50		< 0.00050				< 0.0030	< 1.0	< 2.0	< 2.0		0.52	0	< 0.40	< 0.20	< 0.020	< 0.050
Acadia #1 well	03/26/2025																		0				
Acadia #1 well	07/15/2025	< 1.0	< 0.20	< 0.20	2.6	< 0.20	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	< 0.50	0	< 0.40	< 0.20	< 0.020	< 0.050
Acadia #1 well	10/21/2025																		0				
Acadia #2 well	01/14/2025	< 1.0	< 0.20	< 0.20	2.3	< 0.20	< 0.50		< 0.00050				< 0.0030	< 1.0	< 2.0	< 2.0		0.93	0	< 0.40	< 0.20	< 0.020	< 0.050
Acadia #2 well	03/26/2025																		0				
Acadia #2 well	07/15/2025	< 1.0	< 0.20	< 0.20	3.6	< 0.20	< 0.50	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	< 0.50	0	< 0.40	< 0.20	< 0.020	< 0.050
Acadia #2 well	07/17/2025																		0				
Acadia #2 well	07/18/2025																		0				
Acadia #2 well	10/21/2025																		0				
Aldergrove #10 well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	1.58	1.08		< 0.00050				< 0.0030	< 1.0	< 2.0	< 2.0		0.63	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #10 well	03/26/2025																		0				
Aldergrove #10 well	04/14/2025																						
Aldergrove #10 well	04/28/2025																						
Aldergrove #10 well	05/05/2025																						
Aldergrove #10 well	05/12/2025																						
Aldergrove #10 well	05/20/2025																						
Aldergrove #10 well	05/22/2025																						
Aldergrove #10 well	05/26/2025																						
Aldergrove #10 well	06/02/2025																						
Aldergrove #10 well	06/09/2025																						
Aldergrove #10 well	06/16/2025																						
Aldergrove #10 well	07/04/2025																						
Aldergrove #10 well	07/07/2025																						
Aldergrove #10 well	07/14/2025																						
Aldergrove #10 well	07/15/2025	< 1.0	< 0.20	< 0.20	< 2.0	0.56	2.95	< 0.050	0.00052	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	0.68	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #10 well	07/28/2025																						
Aldergrove #10 well	08/05/2025																						
Aldergrove #10 well	08/13/2025																						
Aldergrove #10 well	08/18/2025																						
Aldergrove #10 well	09/02/2025																						
Aldergrove #10 well	09/08/2025																						
Aldergrove #10 well	09/15/2025																						
Aldergrove #10 well	09/24/2025																						
Aldergrove #10 well	10/07/2025																						
Aldergrove #10 well	10/14/2025																						
Aldergrove #10 well	10/20/2025																						
Aldergrove #10 well	10/21/2025																		0				
Aldergrove #10 well	11/03/2025																						

Sampling Point	Collection Date	cis-1,3-Dichloropropene ug/L	Cobalt (dissolved) ug/L	Cobalt (total) ug/L	Colour CU	Copper (dissolved) ug/L	Copper (total) ug/L	Cyanazine ug/L	Cyanide (total) mg/L	Cyanophos ug/L	DCPA ug/L	delta-BHC ug/L	Dibenz(a,h)anthracene ug/L	Dibromochloromethane ug/L	Dichlorodifluoromethane / Freon 12 ug/L	Dichloromethane ug/L	Dichlorophenols (total) ug/L	Dissolved Organic Carbon mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Ethylbenzene ug/L	Ethylene dibromide / EDB ug/L	Fluoranthene ug/L	Fluorene ug/L
Aldergrove #10 well	11/17/2025																						
Aldergrove #10 well	11/24/2025																						
Aldergrove #10 well	12/01/2025																						
Aldergrove #10 well	12/08/2025																						
Aldergrove #10 well	12/15/2025																						
Aldergrove #10 well	12/23/2025																						
Aldergrove #10 well	12/29/2025																						
Aldergrove #4 well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	0.38	< 0.50		< 0.00050				< 0.0030	< 1.0	< 2.0	< 2.0		< 0.50	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #4 well	03/26/2025																		0				
Aldergrove #4 well	07/15/2025	< 1.0	< 0.20	< 0.20	< 2.0	0.52	0.58	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	0.57	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #4 well	10/21/2025																		0				
Aldergrove #6 well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	< 0.20	< 0.50		< 0.00050				< 0.0030	< 1.0	< 2.0	< 2.0		1.2	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #6 well	03/26/2025																		0				
Aldergrove #6 well	07/15/2025	< 1.0	< 0.20	< 0.20	< 2.0	< 0.20	< 0.50	< 0.050	0.00057	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	0.99	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #6 well	10/21/2025																		0				
Aldergrove #6 well	12/03/2025																		0				
Aldergrove #6 well	12/04/2025																		0				
Aldergrove #7 well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	0.98	1.11		< 0.00050				< 0.0030	< 1.0	< 2.0	< 2.0		0.85	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #7 well	03/26/2025																		0				
Aldergrove #7 well	07/15/2025	< 1.0	< 0.20	< 0.20	< 2.0	0.95	0.92	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	1.4	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #7 well	10/21/2025																		0				
Aldergrove #8 well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	< 0.20	< 0.50		0.00372				< 0.0030	< 1.0	< 2.0	< 2.0		< 0.50	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #8 well	03/26/2025																		0				
Aldergrove #8 well	07/15/2025	< 1.0	< 0.20	< 0.20	2.4	< 0.20	< 0.50	< 0.050	0.00054	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	1.2	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #8 well	10/21/2025																		0				
Aldergrove #9 well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	2.96	1.55		< 0.00050				< 0.0030	< 1.0	< 2.0	< 2.0		0.97	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #9 well	03/26/2025																		0				
Aldergrove #9 well	07/15/2025	< 1.0	< 0.20	< 0.20	< 2.0	1.94	1.98	< 0.050	< 0.00050	< 0.050	< 0.050	< 0.050	< 0.0030	< 1.0	< 2.0	< 2.0	< 0.10	0.95	0	< 0.40	< 0.20	< 0.020	< 0.050
Aldergrove #9 well	10/21/2025																		0				
AD (AWTP) Clear Well	01/02/2025																						
AD (AWTP) Clear Well	01/03/2025																						
AD (AWTP) Clear Well	01/07/2025																						
AD (AWTP) Clear Well	01/08/2025				< 2.0														0				
AD (AWTP) Clear Well	01/10/2025																						
AD (AWTP) Clear Well	01/13/2025																						
AD (AWTP) Clear Well	01/14/2025	< 1.0	< 0.20	< 0.20	< 2.0	11.3	6.23		0.00056				< 0.0030	4.1	< 2.0	< 2.0		0.66	0	< 0.40	< 0.20	< 0.020	< 0.050
AD (AWTP) Clear Well	01/15/2025				< 2.0														0				
AD (AWTP) Clear Well	01/16/2025																						
AD (AWTP) Clear Well	01/20/2025																						

Sampling Point	Collection Date	cis-1,3-Dichloropropene ug/L	Cobalt (dissolved) ug/L	Cobalt (total) ug/L	Colour CU	Copper (dissolved) ug/L	Copper (total) ug/L	Cyanazine ug/L	Cyanide (total) mg/L	Cyanophos ug/L	DCPA ug/L	delta-BHC ug/L	Dibenz(a,h)anthracene ug/L	Dibromochloromethane ug/L	Dichlorodifluoromethane / Freon 12 ug/L	Dichloromethane ug/L	Dichlorophenols (total) ug/L	Dissolved Organic Carbon mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Ethylbenzene ug/L	Ethylene dibromide / EDB ug/L	Fluoranthene ug/L	Fluorene ug/L
AD (AWTP) Clear Well	01/22/2025				< 2.0														0				
AD (AWTP) Clear Well	01/23/2025																						
AD (AWTP) Clear Well	01/27/2025																						
AD (AWTP) Clear Well	01/29/2025				< 2.0														0				
AD (AWTP) Clear Well	01/30/2025																						
AD (AWTP) Clear Well	01/31/2025																						
AD (AWTP) Clear Well	02/04/2025																						
AD (AWTP) Clear Well	02/05/2025				< 2.0														0				
AD (AWTP) Clear Well	02/06/2025																						
AD (AWTP) Clear Well	02/07/2025																						
AD (AWTP) Clear Well	02/10/2025																						
AD (AWTP) Clear Well	02/11/2025																						
AD (AWTP) Clear Well	02/12/2025				< 2.0														0				
AD (AWTP) Clear Well	02/18/2025																						
AD (AWTP) Clear Well	02/19/2025				< 2.0														0				
AD (AWTP) Clear Well	02/20/2025																						
AD (AWTP) Clear Well	02/21/2025																						
AD (AWTP) Clear Well	02/24/2025																						
AD (AWTP) Clear Well	02/26/2025				< 2.0														0				
AD (AWTP) Clear Well	02/28/2025																						
AD (AWTP) Clear Well	03/03/2025																						
AD (AWTP) Clear Well	03/05/2025				< 2.0														0				
AD (AWTP) Clear Well	03/06/2025																						
AD (AWTP) Clear Well	03/07/2025																						
AD (AWTP) Clear Well	03/10/2025																						
AD (AWTP) Clear Well	03/11/2025																						
AD (AWTP) Clear Well	03/12/2025				< 2.0														0				
AD (AWTP) Clear Well	03/13/2025																						
AD (AWTP) Clear Well	03/14/2025																						
AD (AWTP) Clear Well	03/17/2025																						
AD (AWTP) Clear Well	03/19/2025				< 2.0														0				
AD (AWTP) Clear Well	03/20/2025																						
AD (AWTP) Clear Well	03/21/2025																						
AD (AWTP) Clear Well	03/24/2025																						
AD (AWTP) Clear Well	03/25/2025																						
AD (AWTP) Clear Well	03/26/2025				< 2.0														0**				
AD (AWTP) Clear Well	03/31/2025																						
AD (AWTP) Clear Well	04/02/2025				< 2.0														0				
AD (AWTP) Clear Well	04/03/2025																						

Sampling Point	Collection Date	cis-1,3-Dichloropropene ug/L	Cobalt (dissolved) ug/L	Cobalt (total) ug/L	Colour CU	Copper (dissolved) ug/L	Copper (total) ug/L	Cyanazine ug/L	Cyanide (total) mg/L	Cyanophos ug/L	DCPA ug/L	delta-BHC ug/L	Dibenz(a,h)anthracene ug/L	Dibromochloromethane ug/L	Dichlorodifluoromethane / Freon 12 ug/L	Dichloromethane ug/L	Dichlorophenols (total) ug/L	Dissolved Organic Carbon mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Ethylbenzene ug/L	Ethylene dibromide / EDB ug/L	Fluoranthene ug/L	Fluorene ug/L
AD (AWTP) Clear Well	04/04/2025																						
AD (AWTP) Clear Well	04/07/2025																						
AD (AWTP) Clear Well	04/09/2025				3.6														0				
AD (AWTP) Clear Well	04/11/2025																						
AD (AWTP) Clear Well	04/14/2025																						
AD (AWTP) Clear Well	04/15/2025																						
AD (AWTP) Clear Well	04/16/2025				< 2.0														0				
AD (AWTP) Clear Well	04/22/2025																						
AD (AWTP) Clear Well	04/23/2025				< 2.0														0				
AD (AWTP) Clear Well	04/28/2025																						
AD (AWTP) Clear Well	04/29/2025																						
AD (AWTP) Clear Well	04/30/2025				< 2.0														0				
AD (AWTP) Clear Well	05/05/2025																						
AD (AWTP) Clear Well	05/06/2025																						
AD (AWTP) Clear Well	05/08/2025																						
AD (AWTP) Clear Well	05/09/2025																						
AD (AWTP) Clear Well	05/12/2025																						
AD (AWTP) Clear Well	05/14/2025				< 2.0														0				
AD (AWTP) Clear Well	05/20/2025																						
AD (AWTP) Clear Well	05/21/2025				< 2.0														0				
AD (AWTP) Clear Well	05/22/2025																						
AD (AWTP) Clear Well	05/23/2025																						
AD (AWTP) Clear Well	05/26/2025																						
AD (AWTP) Clear Well	05/27/2025																						
AD (AWTP) Clear Well	05/28/2025				< 2.0														0				
AD (AWTP) Clear Well	05/30/2025																						
AD (AWTP) Clear Well	06/02/2025																						
AD (AWTP) Clear Well	06/04/2025				< 2.0														0				
AD (AWTP) Clear Well	06/05/2025																						
AD (AWTP) Clear Well	06/09/2025																						
AD (AWTP) Clear Well	06/10/2025																						
AD (AWTP) Clear Well	06/11/2025				< 2.0														0				
AD (AWTP) Clear Well	06/16/2025																						
AD (AWTP) Clear Well	06/17/2025																						
AD (AWTP) Clear Well	06/18/2025				2.3														0				
AD (AWTP) Clear Well	06/19/2025																						
AD (AWTP) Clear Well	06/23/2025																						
AD (AWTP) Clear Well	06/25/2025				< 2.0														0				
AD (AWTP) Clear Well	06/26/2025																						

Sampling Point	Collection Date	cis-1,3-Dichloropropene ug/L	Cobalt (dissolved) ug/L	Cobalt (total) ug/L	Colour CU	Copper (dissolved) ug/L	Copper (total) ug/L	Cyanazine ug/L	Cyanide (total) mg/L	Cyanophos ug/L	DCPA ug/L	delta-BHC ug/L	Dibenz(a,h)anthracene ug/L	Dibromochloromethane ug/L	Dichlorodifluoromethane / Freon 12 ug/L	Dichloromethane ug/L	Dichlorophenols (total) ug/L	Dissolved Organic Carbon mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Ethylbenzene ug/L	Ethylene dibromide / EDB ug/L	Fluoranthene ug/L	Fluorene ug/L
AD (AWTP) Clear Well	06/27/2025																						
AD (AWTP) Clear Well	07/02/2025				< 2.0														0				
AD (AWTP) Clear Well	07/04/2025																						
AD (AWTP) Clear Well	07/07/2025																						
AD (AWTP) Clear Well	07/08/2025																						
AD (AWTP) Clear Well	07/09/2025				< 2.0														0				
AD (AWTP) Clear Well	07/10/2025																						
AD (AWTP) Clear Well	07/14/2025																						
AD (AWTP) Clear Well	07/15/2025	< 1.0	< 0.20	< 0.20	< 2.0	4.11	6.32	< 0.050	0.00088	< 0.050	< 0.050	< 0.050	< 0.0030	2.7	< 2.0	< 2.0	< 0.10	0.91	0	< 0.40	< 0.20	< 0.020	< 0.050
AD (AWTP) Clear Well	07/16/2025				< 2.0														0				
AD (AWTP) Clear Well	07/21/2025																						
AD (AWTP) Clear Well	07/22/2025																						
AD (AWTP) Clear Well	07/23/2025				< 2.0														0				
AD (AWTP) Clear Well	07/25/2025																						
AD (AWTP) Clear Well	07/28/2025																						
AD (AWTP) Clear Well	07/30/2025				< 2.0														0				
AD (AWTP) Clear Well	08/05/2025																						
AD (AWTP) Clear Well	08/06/2025				< 2.0														0				
AD (AWTP) Clear Well	08/13/2025				< 2.0														0				
AD (AWTP) Clear Well	08/15/2025																						
AD (AWTP) Clear Well	08/18/2025																						
AD (AWTP) Clear Well	08/19/2025																						
AD (AWTP) Clear Well	08/20/2025				< 2.0														0				
AD (AWTP) Clear Well	08/21/2025																						
AD (AWTP) Clear Well	08/22/2025																						
AD (AWTP) Clear Well	08/25/2025																						
AD (AWTP) Clear Well	08/26/2025																						
AD (AWTP) Clear Well	08/27/2025				2.9														0				
AD (AWTP) Clear Well	08/28/2025																						
AD (AWTP) Clear Well	08/29/2025																						
AD (AWTP) Clear Well	09/02/2025																						
AD (AWTP) Clear Well	09/03/2025				< 2.0														0				
AD (AWTP) Clear Well	09/05/2025																						
AD (AWTP) Clear Well	09/08/2025																						
AD (AWTP) Clear Well	09/11/2025																						
AD (AWTP) Clear Well	09/15/2025																						
AD (AWTP) Clear Well	09/17/2025				< 2.0														0				
AD (AWTP) Clear Well	09/19/2025																						
AD (AWTP) Clear Well	09/24/2025				< 2.0														0				

Sampling Point	Collection Date	cis-1,3-Dichloropropene ug/L	Cobalt (dissolved) ug/L	Cobalt (total) ug/L	Colour CU	Copper (dissolved) ug/L	Copper (total) ug/L	Cyanazine ug/L	Cyanide (total) mg/L	Cyanophos ug/L	DCPA ug/L	delta-BHC ug/L	Dibenz(a,h)anthracene ug/L	Dibromochloromethane ug/L	Dichlorodifluoromethane / Freon 12 ug/L	Dichloromethane ug/L	Dichlorophenols (total) ug/L	Dissolved Organic Carbon mg/L	Escherichia coli / E. coli (counts) CFU/100ml	Ethylbenzene ug/L	Ethylene dibromide / EDB ug/L	Fluoranthene ug/L	Fluorene ug/L
AD (AWTP) Clear Well	10/01/2025				< 2.0														0				
AD (AWTP) Clear Well	10/03/2025																						
AD (AWTP) Clear Well	10/07/2025																						
AD (AWTP) Clear Well	10/08/2025				12.6														0				
AD (AWTP) Clear Well	10/14/2025																						
AD (AWTP) Clear Well	10/15/2025				< 2.0														0				
AD (AWTP) Clear Well	10/17/2025																						
AD (AWTP) Clear Well	10/20/2025																						
AD (AWTP) Clear Well	10/21/2025																		0				
AD (AWTP) Clear Well	10/22/2025				< 2.0														0				
AD (AWTP) Clear Well	10/23/2025																						
AD (AWTP) Clear Well	11/03/2025																						
AD (AWTP) Clear Well	11/05/2025				< 2.0														0				
AD (AWTP) Clear Well	11/06/2025																						
AD (AWTP) Clear Well	11/07/2025																						
AD (AWTP) Clear Well	11/12/2025				< 2.0														0				
AD (AWTP) Clear Well	11/13/2025																						
AD (AWTP) Clear Well	11/17/2025																						
AD (AWTP) Clear Well	11/19/2025				< 2.0														0				
AD (AWTP) Clear Well	11/24/2025																						
AD (AWTP) Clear Well	11/26/2025				3.2														0				
AD (AWTP) Clear Well	11/28/2025																						
AD (AWTP) Clear Well	12/01/2025																						
AD (AWTP) Clear Well	12/03/2025				< 2.0														0				
AD (AWTP) Clear Well	12/04/2025																						
AD (AWTP) Clear Well	12/08/2025																						
AD (AWTP) Clear Well	12/10/2025				< 2.0														0				
AD (AWTP) Clear Well	12/12/2025																						
AD (AWTP) Clear Well	12/15/2025																						
AD (AWTP) Clear Well	12/16/2025																						
AD (AWTP) Clear Well	12/17/2025				< 2.0														0				
AD (AWTP) Clear Well	12/18/2025																						
AD (AWTP) Clear Well	12/22/2025				2.0														0				
AD (AWTP) Clear Well	12/23/2025																						
AD (AWTP) Clear Well	12/29/2025																						
AD (AWTP) Clear Well	12/30/2025																						
AD (AWTP) Clear Well	12/31/2025																						

Sampling Point	Collection Date	Fluoride	g-Chlordane	Hardness (dissolved, as CaCO3)	Hardness (total, as CaCO3)	Heterotrophic Plate Count / HPC	Hexachlorobutadiene	Hydroquinone	Hydroxide (as OH)	Indeno(1,2,3-c,d)pyrene	Iron	Iron (dissolved)	Iron (total)	Isopropylbenzene	Lead (dissolved)	Lead (total)	Lithium (dissolved)	Lithium (total)	m- + p- Xylene	Magnesium (dissolved)	Magnesium (total)	Manganese	Manganese (dissolved)	Manganese (total)
		mg/L	ug/L	mg/L	mg/L	CFU/ml	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	ug/L	ug/L
Acadia #1 well	01/14/2025	0.12		63.1	68.2	< 1.0	< 0.50		< 1.0	< 0.050		94.7	19	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.73	6.84		109	**118**
Acadia #1 well	03/26/2025					< 1.0																		
Acadia #1 well	07/15/2025	0.097	< 0.050	65.5	61.4	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		16.4	22	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	6.87	6.45		116	**111**
Acadia #1 well	10/21/2025					< 1.0																		
Acadia #2 well	01/14/2025	0.11		67.7	68.6	< 1.0	< 0.50		< 1.0	< 0.050		16.1	49	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	7.19	6.65		120	**134**
Acadia #2 well	03/26/2025					< 1.0																		
Acadia #2 well	07/15/2025	0.094	< 0.050	67.8	63.2	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		14.2	30	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	7.15	6.55		122	**116**
Acadia #2 well	07/17/2025																							
Acadia #2 well	07/18/2025																							
Acadia #2 well	10/21/2025					< 1.0																		
Aldergrove #10 well	01/14/2025	< 0.050		119	117	1.0	< 0.50		< 1.0	< 0.050		< 5.0	< 10	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	9.25	8.94		< 1.0	< 1.0
Aldergrove #10 well	03/26/2025					< 1.0																		
Aldergrove #10 well	04/14/2025																							
Aldergrove #10 well	04/28/2025																							
Aldergrove #10 well	05/05/2025																							
Aldergrove #10 well	05/12/2025																							
Aldergrove #10 well	05/20/2025																							
Aldergrove #10 well	05/22/2025																							
Aldergrove #10 well	05/26/2025																							
Aldergrove #10 well	06/02/2025																							
Aldergrove #10 well	06/09/2025																							
Aldergrove #10 well	06/16/2025																							
Aldergrove #10 well	07/04/2025																							
Aldergrove #10 well	07/07/2025																							
Aldergrove #10 well	07/14/2025																							
Aldergrove #10 well	07/15/2025	< 0.050	< 0.050	115	121	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		< 5.0	20	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	9.07	10.2		< 1.0	< 1.0
Aldergrove #10 well	07/28/2025																							
Aldergrove #10 well	08/05/2025																							
Aldergrove #10 well	08/13/2025																							
Aldergrove #10 well	08/18/2025																							
Aldergrove #10 well	09/02/2025																							
Aldergrove #10 well	09/08/2025																							
Aldergrove #10 well	09/15/2025																							
Aldergrove #10 well	09/24/2025																							
Aldergrove #10 well	10/07/2025																							
Aldergrove #10 well	10/14/2025																							
Aldergrove #10 well	10/20/2025																							
Aldergrove #10 well	10/21/2025					1.0																		
Aldergrove #10 well	11/03/2025																							

Sampling Point	Collection Date	Fluoride	g-Chlordane	Hardness (dissolved, as CaCO3)	Hardness (total, as CaCO3)	Heterotrophic Plate Count / HPC	Hexachlorobutadiene	Hydroquinone	Hydroxide (as OH)	Indeno(1,2,3-c,d)pyrene	Iron	Iron (dissolved)	Iron (total)	Isopropylbenzene	Lead (dissolved)	Lead (total)	Lithium (dissolved)	Lithium (total)	m- + p- Xylene	Magnesium (dissolved)	Magnesium (total)	Manganese	Manganese (dissolved)	Manganese (total)
		mg/L	ug/L	mg/L	mg/L	CFU/ml	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	ug/L	ug/L
Aldergrove #10 well	11/17/2025																							
Aldergrove #10 well	11/24/2025																							
Aldergrove #10 well	12/01/2025																							
Aldergrove #10 well	12/08/2025																							
Aldergrove #10 well	12/15/2025																							
Aldergrove #10 well	12/23/2025																							
Aldergrove #10 well	12/29/2025																							
Aldergrove #4 well	01/14/2025	< 0.050		187	187	< 1.0	< 0.50		< 1.0	< 0.050		249	238	< 2.0	< 0.20	< 0.20	4.1	4.6	< 0.40	14.8	13.9		473	**499**
Aldergrove #4 well	03/26/2025					< 1.0																		
Aldergrove #4 well	07/15/2025	< 0.050	< 0.050	179	177	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		216	215	< 2.0	0.55	0.54	4.0	3.8	< 0.40	14.2	14.4		449	**471**
Aldergrove #4 well	10/21/2025					< 1.0																		
Aldergrove #6 well	01/14/2025	< 0.050		183	177	< 1.0	< 0.50		< 1.0	< 0.050		58.0	54	< 2.0	< 0.20	< 0.20	4.9	5.3	< 0.40	14.0	12.7		169	**176**
Aldergrove #6 well	03/26/2025					< 1.0																		
Aldergrove #6 well	07/15/2025	< 0.050	< 0.050	197	196	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		70.5	74	< 2.0	< 0.20	< 0.20	5.3	4.7	< 0.40	14.8	14.8		189	**190**
Aldergrove #6 well	10/21/2025					< 1.0																		
Aldergrove #6 well	12/03/2025																							
Aldergrove #6 well	12/04/2025																							
Aldergrove #7 well	01/14/2025	< 0.050		209	200	< 1.0	< 0.50		< 1.0	< 0.050		54.0	52	< 2.0	< 0.20	< 0.20	5.2	5.9	< 0.40	16.9	15.8		151	**160**
Aldergrove #7 well	03/26/2025					< 1.0																		
Aldergrove #7 well	07/15/2025	< 0.050	< 0.050	211	224	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		50.8	57	< 2.0	< 0.20	< 0.20	5.5	5.3	< 0.40	17.0	18.5		159	**170**
Aldergrove #7 well	10/21/2025					< 1.0																		
Aldergrove #8 well	01/14/2025	< 0.050		157	153	< 1.0	< 0.50		< 1.0	< 0.050		92.0	91	< 2.0	< 0.20	< 0.20	3.2	3.7	< 0.40	13.9	12.8		192	**200**
Aldergrove #8 well	03/26/2025					< 1.0																		
Aldergrove #8 well	07/15/2025	< 0.050	< 0.050	168	170	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		95.1	96	< 2.0	< 0.20	< 0.20	3.5	3.3	< 0.40	14.8	15.4		207	**213**
Aldergrove #8 well	10/21/2025					< 1.0																		
Aldergrove #9 well	01/14/2025	< 0.050		142	141	1.0	< 0.50		< 1.0	< 0.050		< 5.0	< 10	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	11.9	11.0		1.5	1.7
Aldergrove #9 well	03/26/2025					< 1.0																		
Aldergrove #9 well	07/15/2025	< 0.050	< 0.050	140	134	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		< 5.0	10	< 2.0	< 0.20	< 0.20	< 2.0	< 2.0	< 0.40	11.9	11.1		< 1.0	< 1.0
Aldergrove #9 well	10/21/2025					1.0																		
AD (AWTP) Clear Well	01/02/2025										0.037											0.019		
AD (AWTP) Clear Well	01/03/2025										0.094											0.010		
AD (AWTP) Clear Well	01/07/2025										0.176											**0.031**		
AD (AWTP) Clear Well	01/08/2025					< 1.0					0.113											**0.022**		
AD (AWTP) Clear Well	01/10/2025										0.074											0.011		
AD (AWTP) Clear Well	01/13/2025										0.036											**0.033**		
AD (AWTP) Clear Well	01/14/2025	< 0.050		165	156	< 1.0	< 0.50		< 1.0	< 0.050	0.041	< 5.0	< 10	< 2.0	< 0.20	< 0.20	3.3	3.6	< 0.40	14.0	12.3	**0.032**	< 1.0	1.7
AD (AWTP) Clear Well	01/15/2025					< 1.0																		
AD (AWTP) Clear Well	01/16/2025										0.022											0.018		
AD (AWTP) Clear Well	01/20/2025										0.126											**0.035**		

Sampling Point	Collection Date	Fluoride	g-Chlordane	Hardness (dissolved, as CaCO3)	Hardness (total, as CaCO3)	Heterotrophic Plate Count / HPC	Hexachlorobutadiene	Hydroquinone	Hydroxide (as OH)	Indeno(1,2,3-c,d)pyrene	Iron	Iron (dissolved)	Iron (total)	Isopropylbenzene	Lead (dissolved)	Lead (total)	Lithium (dissolved)	Lithium (total)	m- + p- Xylene	Magnesium (dissolved)	Magnesium (total)	Manganese	Manganese (dissolved)	Manganese (total)
		mg/L	ug/L	mg/L	mg/L	CFU/ml	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	ug/L	ug/L
AD (AWTP) Clear Well	01/22/2025					< 1.0					0.015											0.016		
AD (AWTP) Clear Well	01/23/2025										0.029											0.013		
AD (AWTP) Clear Well	01/27/2025										0.195											0.015		
AD (AWTP) Clear Well	01/29/2025					< 1.0																		
AD (AWTP) Clear Well	01/30/2025										0.046											**0.042**		
AD (AWTP) Clear Well	01/31/2025										0.067											0.018		
AD (AWTP) Clear Well	02/04/2025										0.043											0.017		
AD (AWTP) Clear Well	02/05/2025					1.0					0.046											**0.026**		
AD (AWTP) Clear Well	02/06/2025										0.059											0.010		
AD (AWTP) Clear Well	02/07/2025										0.042											0.014		
AD (AWTP) Clear Well	02/10/2025										0.067											0.013		
AD (AWTP) Clear Well	02/11/2025										0.011											**0.026**		
AD (AWTP) Clear Well	02/12/2025					< 1.0					0.152											0.019		
AD (AWTP) Clear Well	02/18/2025										0.026											0.017		
AD (AWTP) Clear Well	02/19/2025					< 1.0																		
AD (AWTP) Clear Well	02/20/2025										0.021											0.019		
AD (AWTP) Clear Well	02/21/2025										0.040											**0.027**		
AD (AWTP) Clear Well	02/24/2025										0.085											**0.027**		
AD (AWTP) Clear Well	02/26/2025					< 1.0					0.045											**0.022**		
AD (AWTP) Clear Well	02/28/2025										0.080											**0.021**		
AD (AWTP) Clear Well	03/03/2025										0.028											0.020		
AD (AWTP) Clear Well	03/05/2025					< 1.0																		
AD (AWTP) Clear Well	03/06/2025										0.065											**0.028**		
AD (AWTP) Clear Well	03/07/2025										0.004											0.017		
AD (AWTP) Clear Well	03/10/2025										0.052											0.016		
AD (AWTP) Clear Well	03/11/2025										0.047											**0.021**		
AD (AWTP) Clear Well	03/12/2025					< 1.0					0.063											**0.025**		
AD (AWTP) Clear Well	03/13/2025										0.140											0.016		
AD (AWTP) Clear Well	03/14/2025										0.157											**0.022**		
AD (AWTP) Clear Well	03/17/2025										0.036											**0.022**		
AD (AWTP) Clear Well	03/19/2025					1.0					0.154											**0.064**		
AD (AWTP) Clear Well	03/20/2025										0.089											**0.031**		
AD (AWTP) Clear Well	03/21/2025										0.079											0.016		
AD (AWTP) Clear Well	03/24/2025										0.034											**0.028**		
AD (AWTP) Clear Well	03/25/2025										0.048											**0.025**		
AD (AWTP) Clear Well	03/26/2025					0.5**					0.051											0.017		
AD (AWTP) Clear Well	03/31/2025										0.066											**0.060**		
AD (AWTP) Clear Well	04/02/2025					< 1.0					0.072											**0.034**		
AD (AWTP) Clear Well	04/03/2025										0.068											**0.024**		

Sampling Point	Collection Date	Fluoride	g-Chlordane	Hardness (dissolved, as CaCO3)	Hardness (total, as CaCO3)	Heterotrophic Plate Count / HPC	Hexachlorobutadiene	Hydroquinone	Hydroxide (as OH)	Indeno(1,2,3-c,d)pyrene	Iron	Iron (dissolved)	Iron (total)	Isopropylbenzene	Lead (dissolved)	Lead (total)	Lithium (dissolved)	Lithium (total)	m- + p- Xylene	Magnesium (dissolved)	Magnesium (total)	Manganese	Manganese (dissolved)	Manganese (total)
		mg/L	ug/L	mg/L	mg/L	CFU/ml	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	ug/L	ug/L
AD (AWTP) Clear Well	04/04/2025										0.162											0.014		
AD (AWTP) Clear Well	04/07/2025										0.104											**0.034**		
AD (AWTP) Clear Well	04/09/2025					1.0					0.074											0.012		
AD (AWTP) Clear Well	04/11/2025										0.088											**0.027**		
AD (AWTP) Clear Well	04/14/2025										0.067											**0.022**		
AD (AWTP) Clear Well	04/15/2025										0.056											**0.054**		
AD (AWTP) Clear Well	04/16/2025					< 1.0					0.081											0.014		
AD (AWTP) Clear Well	04/22/2025										0.051											0.020		
AD (AWTP) Clear Well	04/23/2025					< 1.0																		
AD (AWTP) Clear Well	04/28/2025										0.078											0.014		
AD (AWTP) Clear Well	04/29/2025										0.069											**0.025**		
AD (AWTP) Clear Well	04/30/2025					< 1.0																		
AD (AWTP) Clear Well	05/05/2025										0.007											0.013		
AD (AWTP) Clear Well	05/06/2025										0.002											**0.027**		
AD (AWTP) Clear Well	05/08/2025										0.073											0.014		
AD (AWTP) Clear Well	05/09/2025										0.084											**0.026**		
AD (AWTP) Clear Well	05/12/2025										0.049											**0.024**		
AD (AWTP) Clear Well	05/14/2025					< 1.0					0.046											0.011		
AD (AWTP) Clear Well	05/20/2025										0.019											**0.021**		
AD (AWTP) Clear Well	05/21/2025					< 1.0																		
AD (AWTP) Clear Well	05/22/2025										0.145											**0.023**		
AD (AWTP) Clear Well	05/23/2025										0.006											**0.022**		
AD (AWTP) Clear Well	05/26/2025										0.069											**0.033**		
AD (AWTP) Clear Well	05/27/2025										0.067											0.011		
AD (AWTP) Clear Well	05/28/2025					< 1.0																		
AD (AWTP) Clear Well	05/30/2025										0.012											**0.026**		
AD (AWTP) Clear Well	06/02/2025										0.113											0.018		
AD (AWTP) Clear Well	06/04/2025					< 1.0					0.035											**0.041**		
AD (AWTP) Clear Well	06/05/2025										0.117											**0.024**		
AD (AWTP) Clear Well	06/09/2025										0.017											**0.025**		
AD (AWTP) Clear Well	06/10/2025										0.031											**0.037**		
AD (AWTP) Clear Well	06/11/2025					< 1.0					0.085											0.013		
AD (AWTP) Clear Well	06/16/2025										0.076											0.020		
AD (AWTP) Clear Well	06/17/2025										0.040											**0.031**		
AD (AWTP) Clear Well	06/18/2025					< 1.0					0.048											**0.029**		
AD (AWTP) Clear Well	06/19/2025										**0.370**											**0.029**		
AD (AWTP) Clear Well	06/23/2025										0.212											**0.025**		
AD (AWTP) Clear Well	06/25/2025					< 1.0																		
AD (AWTP) Clear Well	06/26/2025										0.047											0.020		

Sampling Point	Collection Date	Fluoride	g-Chlordane	Hardness (dissolved, as CaCO3)	Hardness (total, as CaCO3)	Heterotrophic Plate Count / HPC	Hexachlorobutadiene	Hydroquinone	Hydroxide (as OH)	Indeno(1,2,3-c,d)pyrene	Iron	Iron (dissolved)	Iron (total)	Isopropylbenzene	Lead (dissolved)	Lead (total)	Lithium (dissolved)	Lithium (total)	m- + p- Xylene	Magnesium (dissolved)	Magnesium (total)	Manganese	Manganese (dissolved)	Manganese (total)
		mg/L	ug/L	mg/L	mg/L	CFU/ml	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	ug/L	ug/L
AD (AWTP) Clear Well	06/27/2025										0.017											0.020		
AD (AWTP) Clear Well	07/02/2025					< 1.0																		
AD (AWTP) Clear Well	07/04/2025										0.188											0.011		
AD (AWTP) Clear Well	07/07/2025										0.063											**0.029**		
AD (AWTP) Clear Well	07/08/2025										0.003											**0.046**		
AD (AWTP) Clear Well	07/09/2025					< 1.0																		
AD (AWTP) Clear Well	07/10/2025										0.039											0.015		
AD (AWTP) Clear Well	07/14/2025										0.032											**0.025**		
AD (AWTP) Clear Well	07/15/2025	< 0.050	< 0.050	171	169	< 1.0	< 0.50	< 1.0	< 1.0	< 0.050		< 5.0	< 10	< 2.0	< 0.20	< 0.20	3.6	3.1	< 0.40	14.2	14.0		< 1.0	1.9
AD (AWTP) Clear Well	07/16/2025					< 1.0					0.022											**0.027**		
AD (AWTP) Clear Well	07/21/2025										0.119											**0.20**		
AD (AWTP) Clear Well	07/22/2025										0.041											0.018		
AD (AWTP) Clear Well	07/23/2025					< 1.0					0.016											**0.022**		
AD (AWTP) Clear Well	07/25/2025										0.093											0.007		
AD (AWTP) Clear Well	07/28/2025										0.058											0.019		
AD (AWTP) Clear Well	07/30/2025					< 1.0					0.039											0.007		
AD (AWTP) Clear Well	08/05/2025										0.074											**0.021**		
AD (AWTP) Clear Well	08/06/2025					< 1.0					0.096											0.009		
AD (AWTP) Clear Well	08/13/2025					< 1.0					0.061											**0.030**		
AD (AWTP) Clear Well	08/15/2025										0.050											**0.022**		
AD (AWTP) Clear Well	08/18/2025										0.062											**0.028**		
AD (AWTP) Clear Well	08/19/2025										0.089											**0.047**		
AD (AWTP) Clear Well	08/20/2025					< 1.0																		
AD (AWTP) Clear Well	08/21/2025										0.041											0.015		
AD (AWTP) Clear Well	08/22/2025										0.030											0.013		
AD (AWTP) Clear Well	08/25/2025										0.012											**0.10**		
AD (AWTP) Clear Well	08/26/2025										0.112											**0.033**		
AD (AWTP) Clear Well	08/27/2025					< 1.0																		
AD (AWTP) Clear Well	08/28/2025										0.144											0.014		
AD (AWTP) Clear Well	08/29/2025										0.066											**0.029**		
AD (AWTP) Clear Well	09/02/2025										0.173											0.009		
AD (AWTP) Clear Well	09/03/2025					< 1.0																		
AD (AWTP) Clear Well	09/05/2025										0.057											0.015		
AD (AWTP) Clear Well	09/08/2025										0.103											**0.024**		
AD (AWTP) Clear Well	09/11/2025										0.054											**0.033**		
AD (AWTP) Clear Well	09/15/2025										0.067											0.012		
AD (AWTP) Clear Well	09/17/2025					< 1.0					0.207											0.006		
AD (AWTP) Clear Well	09/19/2025										0.048											**0.045**		
AD (AWTP) Clear Well	09/24/2025					1.0					0.036											**0.026**		

Sampling Point	Collection Date	Fluoride	g-Chlordane	Hardness (dissolved, as CaCO3)	Hardness (total, as CaCO3)	Heterotrophic Plate Count / HPC	Hexachlorobutadiene	Hydroquinone	Hydroxide (as OH)	Indeno(1,2,3-c,d)pyrene	Iron	Iron (dissolved)	Iron (total)	Isopropylbenzene	Lead (dissolved)	Lead (total)	Lithium (dissolved)	Lithium (total)	m- + p- Xylene	Magnesium (dissolved)	Magnesium (total)	Manganese	Manganese (dissolved)	Manganese (total)
		mg/L	ug/L	mg/L	mg/L	CFU/ml	ug/L	ug/L	mg/L	ug/L	mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	ug/L	ug/L
AD (AWTP) Clear Well	10/01/2025					< 1.0																		
AD (AWTP) Clear Well	10/03/2025										0.006											0.015		
AD (AWTP) Clear Well	10/07/2025										0.011											**0.021**		
AD (AWTP) Clear Well	10/08/2025					1.0					0.017											0.018		
AD (AWTP) Clear Well	10/14/2025										0.056											0.009		
AD (AWTP) Clear Well	10/15/2025					< 1.0																		
AD (AWTP) Clear Well	10/17/2025										0.079											0.009		
AD (AWTP) Clear Well	10/20/2025										0.014											**0.046**		
AD (AWTP) Clear Well	10/21/2025					< 1.0					0.009											**0.056**		
AD (AWTP) Clear Well	10/22/2025					< 1.0																		
AD (AWTP) Clear Well	10/23/2025										0.012											**0.044**		
AD (AWTP) Clear Well	11/03/2025										0.012											**0.025**		
AD (AWTP) Clear Well	11/05/2025					< 1.0					0.033											**0.028**		
AD (AWTP) Clear Well	11/06/2025										0.037											0.010		
AD (AWTP) Clear Well	11/07/2025										0.035											0.020		
AD (AWTP) Clear Well	11/12/2025					< 1.0																		
AD (AWTP) Clear Well	11/13/2025										0.051											**0.034**		
AD (AWTP) Clear Well	11/17/2025										0.009											0.008		
AD (AWTP) Clear Well	11/19/2025					< 1.0																		
AD (AWTP) Clear Well	11/24/2025										0.010											0.019		
AD (AWTP) Clear Well	11/26/2025					< 1.0																		
AD (AWTP) Clear Well	11/28/2025										0.006											0.012		
AD (AWTP) Clear Well	12/01/2025										0.022											**0.023**		
AD (AWTP) Clear Well	12/03/2025					< 1.0					0.056											0.003		
AD (AWTP) Clear Well	12/04/2025										0.003											0.017		
AD (AWTP) Clear Well	12/08/2025										0.019											0.008		
AD (AWTP) Clear Well	12/10/2025					< 1.0																		
AD (AWTP) Clear Well	12/12/2025										0.004											0.005		
AD (AWTP) Clear Well	12/15/2025										0.096											**0.031**		
AD (AWTP) Clear Well	12/16/2025										0.026											0.011		
AD (AWTP) Clear Well	12/17/2025					< 1.0																		
AD (AWTP) Clear Well	12/18/2025										0.031											**0.024**		
AD (AWTP) Clear Well	12/22/2025					< 1.0																		
AD (AWTP) Clear Well	12/23/2025										0.046**											**0.028****		
AD (AWTP) Clear Well	12/29/2025										0.017											0.014		
AD (AWTP) Clear Well	12/30/2025										0.007											0.016		
AD (AWTP) Clear Well	12/31/2025										0.087											0.016		

Sampling Point	Collection Date	MCPA	Mercury (dissolved)	Mercury (total)	Methyl bromide	Methyl tert-butyl ether / MTBE	Molybdenum (dissolved)	Molybdenum (total)	Monochlorophenols (total)	Naphthalene	Nickel (dissolved)	Nickel (total)	Nitrate (as N)	Nitrate + Nitrite (as N)	Nitrilotriacetic acid / NTA	Nitrite (as N)	Non-chlorinated Phenols	o-Xylene	Pentachlorophenol / PCP	pH	Phenanthrene	Phenol	Phosphorus (total)	Potassium (dissolved)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L	ug/L		ug/L	ug/L	mg/L	mg/L
Acadia #1 well	01/14/2025		< 0.0019	0.0084	< 1.0	< 4.0	1.9	2.0		< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050		< 0.40		7.99	< 0.050		0.35	2.74
Acadia #1 well	03/26/2025																							
Acadia #1 well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.8	1.7	< 0.080	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 10	< 0.40	< 0.10	8.13	< 0.050	< 0.50	0.34	2.50
Acadia #1 well	10/21/2025																			8.24				
Acadia #2 well	01/14/2025		< 0.0019	< 0.0019	< 1.0	< 4.0	1.9	2.0		< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050		< 0.40		7.95	< 0.050		0.33	2.80
Acadia #2 well	03/26/2025																							
Acadia #2 well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.9	1.8	< 0.080	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 10	< 0.40	< 0.10	8.14	< 0.050	< 0.50	0.33	2.55
Acadia #2 well	07/17/2025																							
Acadia #2 well	07/18/2025																							
Acadia #2 well	10/21/2025																			7.98				
Aldergrove #10 well	01/14/2025		< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0		< 0.10	1.6	1.6	**13.7**	**13.7**	< 0.050	< 0.0050		< 0.40		6.93	< 0.050		0.013	1.03
Aldergrove #10 well	03/26/2025																							
Aldergrove #10 well	04/14/2025															3.9								
Aldergrove #10 well	04/28/2025															3.6								
Aldergrove #10 well	05/05/2025															2.8								
Aldergrove #10 well	05/12/2025															2.6								
Aldergrove #10 well	05/20/2025															**12.6**								
Aldergrove #10 well	05/22/2025															2.1								
Aldergrove #10 well	05/26/2025															2.1								
Aldergrove #10 well	06/02/2025															8.4								
Aldergrove #10 well	06/09/2025															7.9								
Aldergrove #10 well	06/16/2025															0.9								
Aldergrove #10 well	07/04/2025															3.9								
Aldergrove #10 well	07/07/2025															**13.3**								
Aldergrove #10 well	07/14/2025															5.9								
Aldergrove #10 well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0	< 0.080	< 0.10	1.4	1.1	**13.5**	**13.5**	< 0.050	< 0.0050	< 10	< 0.40	< 0.10	7.79	< 0.050	< 0.50	0.014	0.929
Aldergrove #10 well	07/28/2025															5.1								
Aldergrove #10 well	08/05/2025															1.6								
Aldergrove #10 well	08/13/2025															2.8								
Aldergrove #10 well	08/18/2025															2.1								
Aldergrove #10 well	09/02/2025															7.4								
Aldergrove #10 well	09/08/2025															2.3								
Aldergrove #10 well	09/15/2025															1.0								
Aldergrove #10 well	09/24/2025															1.4								
Aldergrove #10 well	10/07/2025															1.2								
Aldergrove #10 well	10/14/2025															2.7								
Aldergrove #10 well	10/20/2025															1.8								
Aldergrove #10 well	10/21/2025																			6.77				
Aldergrove #10 well	11/03/2025															6.0								

Sampling Point	Collection Date	MCPA	Mercury (dissolved)	Mercury (total)	Methyl bromide	Methyl tert-butyl ether / MTBE	Molybdenum (dissolved)	Molybdenum (total)	Monochlorophenols (total)	Naphthalene	Nickel (dissolved)	Nickel (total)	Nitrate (as N)	Nitrate + Nitrite (as N)	Nitrilotriacetic acid / NTA	Nitrite (as N)	Non-chlorinated Phenols	o-Xylene	Pentachlorophenol / PCP	pH	Phenanthrene	Phenol	Phosphorus (total)	Potassium (dissolved)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L	ug/L		ug/L	ug/L	mg/L	mg/L
Aldergrove #10 well	11/17/2025															5.9								
Aldergrove #10 well	11/24/2025															2.9								
Aldergrove #10 well	12/01/2025															2.8								
Aldergrove #10 well	12/08/2025															3.6								
Aldergrove #10 well	12/15/2025															7.6								
Aldergrove #10 well	12/23/2025															6.4								
Aldergrove #10 well	12/29/2025															2.0								
Aldergrove #4 well	01/14/2025		< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0		< 0.10	< 1.0	< 1.0	0.856	0.911	< 0.050	0.0558		< 0.40		7.94	< 0.050		0.0092	4.46
Aldergrove #4 well	03/26/2025																							
Aldergrove #4 well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0	< 0.080	< 0.10	< 1.0	< 1.0	0.632	0.674	< 0.050	0.0427	< 10	< 0.40	< 0.10	8.30	< 0.050	< 0.50	< 0.0030	3.97
Aldergrove #4 well	10/21/2025																			8.01				
Aldergrove #6 well	01/14/2025		< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0		< 0.10	< 1.0	< 1.0	0.385	0.420	< 0.050	0.0347		< 0.40		8.06	< 0.050		0.0079	5.15
Aldergrove #6 well	03/26/2025																							
Aldergrove #6 well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0	< 0.080	< 0.10	< 1.0	< 1.0	0.241	0.261	< 0.050	0.0198	< 10	< 0.40	< 0.10	8.31	< 0.050	< 0.50	0.0054	5.01
Aldergrove #6 well	10/21/2025																			8.13				
Aldergrove #6 well	12/03/2025																							
Aldergrove #6 well	12/04/2025																							
Aldergrove #7 well	01/14/2025		< 0.0019	< 0.0019	< 1.0	< 4.0	1.4	1.4		< 0.10	1.6	1.6	0.344	0.447	< 0.050	0.102		< 0.40		8.02	< 0.050		0.0078	4.99
Aldergrove #7 well	03/26/2025																							
Aldergrove #7 well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.2	1.2	< 0.080	< 0.10	1.6	1.8	0.214	0.280	< 0.050	0.0662	< 10	< 0.40	< 0.10	8.36	< 0.050	< 0.50	0.0074	4.93
Aldergrove #7 well	10/21/2025																			8.17				
Aldergrove #8 well	01/14/2025		< 0.0019	< 0.0019	< 1.0	< 4.0	1.7	1.7		< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050		< 0.40		8.05	< 0.050		0.013	3.76
Aldergrove #8 well	03/26/2025																							
Aldergrove #8 well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	1.9	1.9	< 0.080	< 0.10	< 1.0	< 1.0	< 0.020	< 0.020	< 0.050	< 0.0050	< 10	< 0.40	< 0.10	8.20	< 0.050	< 0.50	0.0099	3.49
Aldergrove #8 well	10/21/2025																			8.09				
Aldergrove #9 well	01/14/2025		0.0102	0.0111	< 1.0	< 4.0	< 1.0	< 1.0		< 0.10	< 1.0	< 1.0	4.51	4.51	< 0.050	< 0.0050		< 0.40		6.87	< 0.050		0.014	1.21
Aldergrove #9 well	03/26/2025																							
Aldergrove #9 well	07/15/2025	< 0.020	0.0093	0.0091	< 1.0	< 4.0	< 1.0	< 1.0	< 0.080	< 0.10	< 1.0	< 1.0	3.91	3.91	< 0.050	< 0.0050	< 10	< 0.40	< 0.10	8.03	< 0.050	< 0.50	0.017	1.09
Aldergrove #9 well	10/21/2025																			6.94				
AD (AWTP) Clear Well	01/02/2025																			6.98				
AD (AWTP) Clear Well	01/03/2025																			7.09				
AD (AWTP) Clear Well	01/07/2025																			7.14				
AD (AWTP) Clear Well	01/08/2025																			6.98				
AD (AWTP) Clear Well	01/10/2025																			6.96				
AD (AWTP) Clear Well	01/13/2025																			6.53				
AD (AWTP) Clear Well	01/14/2025		0.0020	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0		< 0.10	< 1.0	< 1.0	2.48	2.48	< 0.050	< 0.0050		< 0.40		7.65	< 0.050		0.0093	3.58
AD (AWTP) Clear Well	01/15/2025																			7.01				
AD (AWTP) Clear Well	01/16/2025																			6.80				
AD (AWTP) Clear Well	01/20/2025																			**6.30**				

Sampling Point	Collection Date	MCPA	Mercury (dissolved)	Mercury (total)	Methyl bromide	Methyl tert-butyl ether / MTBE	Molybdenum (dissolved)	Molybdenum (total)	Monochlorophenols (total)	Naphthalene	Nickel (dissolved)	Nickel (total)	Nitrate (as N)	Nitrate + Nitrite (as N)	Nitrilotriacetic acid / NTA	Nitrite (as N)	Non-chlorinated Phenols	o-Xylene	Pentachlorophenol / PCP	pH	Phenanthrene	Phenol	Phosphorus (total)	Potassium (dissolved)
		ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L	ug/L		ug/L	ug/L	mg/L	mg/L
AD (AWTP) Clear Well	01/22/2025																			7.58**				
AD (AWTP) Clear Well	01/23/2025																			**6.45**				
AD (AWTP) Clear Well	01/27/2025																			6.59				
AD (AWTP) Clear Well	01/29/2025																			7.02				
AD (AWTP) Clear Well	01/30/2025																			7.23				
AD (AWTP) Clear Well	01/31/2025																			7.10				
AD (AWTP) Clear Well	02/04/2025																			6.91				
AD (AWTP) Clear Well	02/05/2025																			7.09				
AD (AWTP) Clear Well	02/06/2025																			7.04				
AD (AWTP) Clear Well	02/07/2025																			6.94				
AD (AWTP) Clear Well	02/10/2025																			7.04				
AD (AWTP) Clear Well	02/11/2025																			7.05				
AD (AWTP) Clear Well	02/12/2025																			7.38**				
AD (AWTP) Clear Well	02/18/2025																			6.59				
AD (AWTP) Clear Well	02/19/2025																			6.92				
AD (AWTP) Clear Well	02/20/2025																			6.90				
AD (AWTP) Clear Well	02/21/2025																			6.97				
AD (AWTP) Clear Well	02/24/2025																			6.52				
AD (AWTP) Clear Well	02/26/2025																			7.09				
AD (AWTP) Clear Well	02/28/2025																			6.96				
AD (AWTP) Clear Well	03/03/2025																			6.62				
AD (AWTP) Clear Well	03/05/2025																			7.68**				
AD (AWTP) Clear Well	03/06/2025																			6.50				
AD (AWTP) Clear Well	03/07/2025																			6.83				
AD (AWTP) Clear Well	03/10/2025																			6.85				
AD (AWTP) Clear Well	03/11/2025																			6.82				
AD (AWTP) Clear Well	03/12/2025																			7.56**				
AD (AWTP) Clear Well	03/13/2025																			6.75				
AD (AWTP) Clear Well	03/14/2025																			6.80				
AD (AWTP) Clear Well	03/17/2025																			6.60				
AD (AWTP) Clear Well	03/19/2025																			7.19				
AD (AWTP) Clear Well	03/20/2025																			6.70				
AD (AWTP) Clear Well	03/21/2025																			6.73				
AD (AWTP) Clear Well	03/24/2025																			**6.45**				
AD (AWTP) Clear Well	03/25/2025																			6.73				
AD (AWTP) Clear Well	03/26/2025																			7.20				
AD (AWTP) Clear Well	03/31/2025																			7.05				
AD (AWTP) Clear Well	04/02/2025																			7.20				
AD (AWTP) Clear Well	04/03/2025																			6.74				

Sampling Point	Collection Date	MCPA ug/L	Mercury (dissolved) ug/L	Mercury (total) ug/L	Methyl bromide ug/L	Methyl tert-butyl ether / MTBE ug/L	Molybdenum (dissolved) ug/L	Molybdenum (total) ug/L	Monochlorophenols (total) ug/L	Naphthalene ug/L	Nickel (dissolved) ug/L	Nickel (total) ug/L	Nitrate (as N) mg/L	Nitrate + Nitrite (as N) mg/L	Nitrilotriacetic acid / NTA mg/L	Nitrite (as N) mg/L	Non-chlorinated Phenols ug/L	o-Xylene ug/L	Pentachlorophenol / PCP ug/L	pH	Phenanthrene ug/L	Phenol ug/L	Phosphorus (total) mg/L	Potassium (dissolved) mg/L
AD (AWTP) Clear Well	04/04/2025																			6.75				
AD (AWTP) Clear Well	04/07/2025																			6.58				
AD (AWTP) Clear Well	04/09/2025																			**6.35**				
AD (AWTP) Clear Well	04/11/2025																			6.75				
AD (AWTP) Clear Well	04/14/2025																			6.98				
AD (AWTP) Clear Well	04/15/2025																			6.80				
AD (AWTP) Clear Well	04/16/2025																			7.16				
AD (AWTP) Clear Well	04/22/2025																			7.01				
AD (AWTP) Clear Well	04/23/2025																			6.90				
AD (AWTP) Clear Well	04/28/2025																			6.98				
AD (AWTP) Clear Well	04/29/2025																			6.58				
AD (AWTP) Clear Well	04/30/2025																			7.62**				
AD (AWTP) Clear Well	05/05/2025																			6.91				
AD (AWTP) Clear Well	05/06/2025																			6.80				
AD (AWTP) Clear Well	05/08/2025																			6.88				
AD (AWTP) Clear Well	05/09/2025																			6.87				
AD (AWTP) Clear Well	05/12/2025																			6.93				
AD (AWTP) Clear Well	05/14/2025																			7.60**				
AD (AWTP) Clear Well	05/20/2025																			6.78				
AD (AWTP) Clear Well	05/21/2025																			7.74**				
AD (AWTP) Clear Well	05/22/2025																			6.88				
AD (AWTP) Clear Well	05/23/2025																			6.73				
AD (AWTP) Clear Well	05/26/2025																			6.82				
AD (AWTP) Clear Well	05/27/2025																			6.68				
AD (AWTP) Clear Well	05/28/2025																			7.28				
AD (AWTP) Clear Well	05/30/2025																			6.95				
AD (AWTP) Clear Well	06/02/2025																			6.51				
AD (AWTP) Clear Well	06/04/2025																			7.20				
AD (AWTP) Clear Well	06/05/2025																			7.09				
AD (AWTP) Clear Well	06/09/2025																			6.95				
AD (AWTP) Clear Well	06/10/2025																			6.81				
AD (AWTP) Clear Well	06/11/2025																			6.93				
AD (AWTP) Clear Well	06/16/2025																			6.64				
AD (AWTP) Clear Well	06/17/2025																			6.88				
AD (AWTP) Clear Well	06/18/2025																			7.04				
AD (AWTP) Clear Well	06/19/2025																			6.98				
AD (AWTP) Clear Well	06/23/2025																			7.18				
AD (AWTP) Clear Well	06/25/2025																			7.46**				
AD (AWTP) Clear Well	06/26/2025																			6.84				

Sampling Point	Collection Date	MCPA ug/L	Mercury (dissolved) ug/L	Mercury (total) ug/L	Methyl bromide ug/L	Methyl tert-butyl ether / MTBE ug/L	Molybdenum (dissolved) ug/L	Molybdenum (total) ug/L	Monochlorophenols (total) ug/L	Naphthalene ug/L	Nickel (dissolved) ug/L	Nickel (total) ug/L	Nitrate (as N) mg/L	Nitrate + Nitrite (as N) mg/L	Nitrilotriacetic acid / NTA mg/L	Nitrite (as N) mg/L	Non-chlorinated Phenols ug/L	o-Xylene ug/L	Pentachlorophenol / PCP ug/L	pH	Phenanthrene ug/L	Phenol ug/L	Phosphorus (total) mg/L	Potassium (dissolved) mg/L
AD (AWTP) Clear Well	06/27/2025																			6.76				
AD (AWTP) Clear Well	07/02/2025																			7.04				
AD (AWTP) Clear Well	07/04/2025																			**6.44**				
AD (AWTP) Clear Well	07/07/2025																			**6.43**				
AD (AWTP) Clear Well	07/08/2025																			6.75				
AD (AWTP) Clear Well	07/09/2025																			7.20				
AD (AWTP) Clear Well	07/10/2025																			6.90				
AD (AWTP) Clear Well	07/14/2025																			6.90				
AD (AWTP) Clear Well	07/15/2025	< 0.020	< 0.0019	< 0.0019	< 1.0	< 4.0	< 1.0	< 1.0	< 0.080	< 0.10	< 1.0	< 1.0	2.61	2.61	< 0.050	< 0.0050	< 10	< 0.40	< 0.10	8.21	< 0.050	< 0.50	0.0096	3.34
AD (AWTP) Clear Well	07/16/2025																			7.75				
AD (AWTP) Clear Well	07/21/2025																			6.71				
AD (AWTP) Clear Well	07/22/2025																			6.81				
AD (AWTP) Clear Well	07/23/2025																			7.64**				
AD (AWTP) Clear Well	07/25/2025																			6.69				
AD (AWTP) Clear Well	07/28/2025																			**6.43**				
AD (AWTP) Clear Well	07/30/2025																			6.75				
AD (AWTP) Clear Well	08/05/2025																			6.94				
AD (AWTP) Clear Well	08/06/2025																			7.50**				
AD (AWTP) Clear Well	08/13/2025																			7.26				
AD (AWTP) Clear Well	08/15/2025																			6.96				
AD (AWTP) Clear Well	08/18/2025																			6.97				
AD (AWTP) Clear Well	08/19/2025																			6.99				
AD (AWTP) Clear Well	08/20/2025																			7.22				
AD (AWTP) Clear Well	08/21/2025																			6.66				
AD (AWTP) Clear Well	08/22/2025																			6.76				
AD (AWTP) Clear Well	08/25/2025																			6.81				
AD (AWTP) Clear Well	08/26/2025																			6.64				
AD (AWTP) Clear Well	08/27/2025																			7.17				
AD (AWTP) Clear Well	08/28/2025																			6.93				
AD (AWTP) Clear Well	08/29/2025																			6.52				
AD (AWTP) Clear Well	09/02/2025																			6.88				
AD (AWTP) Clear Well	09/03/2025																			7.58**				
AD (AWTP) Clear Well	09/05/2025																			6.87				
AD (AWTP) Clear Well	09/08/2025																			6.87				
AD (AWTP) Clear Well	09/11/2025																			6.77				
AD (AWTP) Clear Well	09/15/2025																			7.08				
AD (AWTP) Clear Well	09/17/2025																			7.33				
AD (AWTP) Clear Well	09/19/2025																			6.75				
AD (AWTP) Clear Well	09/24/2025																			7.28				

Sampling Point	Collection Date	MCPA ug/L	Mercury (dissolved) ug/L	Mercury (total) ug/L	Methyl bromide ug/L	Methyl tert-butyl ether / MTBE ug/L	Molybdenum (dissolved) ug/L	Molybdenum (total) ug/L	Monochlorophenols (total) ug/L	Naphthalene ug/L	Nickel (dissolved) ug/L	Nickel (total) ug/L	Nitrate (as N) mg/L	Nitrate + Nitrite (as N) mg/L	Nitrilotriacetic acid / NTA mg/L	Nitrite (as N) mg/L	Non-chlorinated Phenols ug/L	o-Xylene ug/L	Pentachlorophenol / PCP ug/L	pH	Phenanthrene ug/L	Phenol ug/L	Phosphorus (total) mg/L	Potassium (dissolved) mg/L
AD (AWTP) Clear Well	10/01/2025																			7.30				
AD (AWTP) Clear Well	10/03/2025																			6.74				
AD (AWTP) Clear Well	10/07/2025																			6.72				
AD (AWTP) Clear Well	10/08/2025																			7.67**				
AD (AWTP) Clear Well	10/14/2025																			7.64				
AD (AWTP) Clear Well	10/15/2025																			7.43**				
AD (AWTP) Clear Well	10/17/2025																			6.65				
AD (AWTP) Clear Well	10/20/2025																			6.84				
AD (AWTP) Clear Well	10/21/2025																			7.12				
AD (AWTP) Clear Well	10/22/2025																			7.40**				
AD (AWTP) Clear Well	10/23/2025																			7.10				
AD (AWTP) Clear Well	11/03/2025																			7.18				
AD (AWTP) Clear Well	11/05/2025																			7.06				
AD (AWTP) Clear Well	11/06/2025																			6.61				
AD (AWTP) Clear Well	11/07/2025																			6.75				
AD (AWTP) Clear Well	11/12/2025																			7.19**				
AD (AWTP) Clear Well	11/13/2025																			6.65				
AD (AWTP) Clear Well	11/17/2025																			6.93				
AD (AWTP) Clear Well	11/19/2025																			7.30**				
AD (AWTP) Clear Well	11/24/2025																			6.63				
AD (AWTP) Clear Well	11/26/2025																			7.41**				
AD (AWTP) Clear Well	11/28/2025																			6.90				
AD (AWTP) Clear Well	12/01/2025																			6.55				
AD (AWTP) Clear Well	12/03/2025																			7.44**				
AD (AWTP) Clear Well	12/04/2025																			6.81				
AD (AWTP) Clear Well	12/08/2025																			6.95				
AD (AWTP) Clear Well	12/10/2025																			7.62**				
AD (AWTP) Clear Well	12/12/2025																			7.01				
AD (AWTP) Clear Well	12/15/2025																			6.74				
AD (AWTP) Clear Well	12/16/2025																			6.78				
AD (AWTP) Clear Well	12/17/2025																			7.38**				
AD (AWTP) Clear Well	12/18/2025																			6.74				
AD (AWTP) Clear Well	12/22/2025																			7.53**				
AD (AWTP) Clear Well	12/23/2025																							
AD (AWTP) Clear Well	12/29/2025																			7.9				
AD (AWTP) Clear Well	12/30/2025																			7.17				
AD (AWTP) Clear Well	12/31/2025																			6.76				

Sampling Point	Collection Date	Potassium (total)	Pyrene	Quinoline	Selenium (dissolved)	Selenium (total)	Silicon (dissolved, as Si)	Silicon (total, as Si)	Silver (dissolved)	Silver (total)	Sodium (dissolved)	Sodium (total)	Strontium (dissolved)	Strontium (total)	Styrene	Sulfur (dissolved)	Sulfur (total)	Sulphate	Sulphide (total, as H2S)	Sulphide (total, as S)	Tetrachloroethylene	Thallium (dissolved)	Thallium (total)	Tin (dissolved)
		mg/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	ug/L	mg/L	mg/L	ug/L	ug/L	ug/L	mg/L	mg/L	mg/L	mg/L	mg/L	ug/L	ug/L	ug/L	ug/L
Acadia #1 well	01/14/2025	2.67	< 0.020	< 0.020	< 0.10	< 0.10	11,800	12,000	< 0.020	< 0.020	16.6	15.2	58.2	64.1	< 0.50	< 3.0	< 3.0	5.5	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Acadia #1 well	03/26/2025																							
Acadia #1 well	07/15/2025	2.49	< 0.020	< 0.020	< 0.10	< 0.10	11,600	10,700	< 0.020	< 0.020	15.7	14.3	60.8	58.3	< 0.50	< 3.0	< 3.0	5.3	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Acadia #1 well	10/21/2025																							
Acadia #2 well	01/14/2025	2.71	< 0.020	< 0.020	< 0.10	< 0.10	12,000	12,400	< 0.020	< 0.020	15.9	14.2	60.2	64.0	< 0.50	< 3.0	< 3.0	6.4	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Acadia #2 well	03/26/2025																							
Acadia #2 well	07/15/2025	2.45	< 0.020	< 0.020	< 0.10	< 0.10	11,900	11,000	< 0.020	< 0.020	15.5	13.8	61.2	58.8	< 0.50	< 3.0	< 3.0	5.9	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Acadia #2 well	07/17/2025																							
Acadia #2 well	07/18/2025																							
Acadia #2 well	10/21/2025																							
Aldergrove #10 well	01/14/2025	1.02	< 0.020	< 0.020	0.13	0.13	10,500	10,200	< 0.020	< 0.020	6.44	6.24	186	195	< 0.50	12.1	12.0	39	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #10 well	03/26/2025																							
Aldergrove #10 well	04/14/2025																							
Aldergrove #10 well	04/28/2025																							
Aldergrove #10 well	05/05/2025																							
Aldergrove #10 well	05/12/2025																							
Aldergrove #10 well	05/20/2025																							
Aldergrove #10 well	05/22/2025																							
Aldergrove #10 well	05/26/2025																							
Aldergrove #10 well	06/02/2025																							
Aldergrove #10 well	06/09/2025																							
Aldergrove #10 well	06/16/2025																							
Aldergrove #10 well	07/04/2025																							
Aldergrove #10 well	07/07/2025																							
Aldergrove #10 well	07/14/2025																							
Aldergrove #10 well	07/15/2025	1.08	< 0.020	< 0.020	0.13	0.22	9,970	10,300	< 0.020	< 0.020	6.58	6.55	174	158	< 0.50	11.4	10.1	37	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #10 well	07/28/2025																							
Aldergrove #10 well	08/05/2025																							
Aldergrove #10 well	08/13/2025																							
Aldergrove #10 well	08/18/2025																							
Aldergrove #10 well	09/02/2025																							
Aldergrove #10 well	09/08/2025																							
Aldergrove #10 well	09/15/2025																							
Aldergrove #10 well	09/24/2025																							
Aldergrove #10 well	10/07/2025																							
Aldergrove #10 well	10/14/2025																							
Aldergrove #10 well	10/20/2025																							
Aldergrove #10 well	10/21/2025																							
Aldergrove #10 well	11/03/2025																							

Sampling Point	Collection Date	Potassium (total) mg/L	Pyrene ug/L	Quinoline ug/L	Selenium (dissolved) ug/L	Selenium (total) ug/L	Silicon (dissolved, as Si) ug/L	Silicon (total, as Si) ug/L	Silver (dissolved) ug/L	Silver (total) ug/L	Sodium (dissolved) mg/L	Sodium (total) mg/L	Strontium (dissolved) ug/L	Strontium (total) ug/L	Styrene ug/L	Sulfur (dissolved) mg/L	Sulfur (total) mg/L	Sulphate mg/L	Sulphide (total, as H2S) mg/L	Sulphide (total, as S) mg/L	Tetrachloroethylene ug/L	Thallium (dissolved) ug/L	Thallium (total) ug/L	Tin (dissolved) ug/L
Aldergrove #10 well	11/17/2025																							
Aldergrove #10 well	11/24/2025																							
Aldergrove #10 well	12/01/2025																							
Aldergrove #10 well	12/08/2025																							
Aldergrove #10 well	12/15/2025																							
Aldergrove #10 well	12/23/2025																							
Aldergrove #10 well	12/29/2025																							
Aldergrove #4 well	01/14/2025	4.29	< 0.020	< 0.020	0.24	0.22	9,210	9,070	< 0.020	< 0.020	8.87	8.43	195	196	< 0.50	7.7	7.1	22	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #4 well	03/26/2025																							
Aldergrove #4 well	07/15/2025	4.28	< 0.020	< 0.020	0.20	0.23	8,760	8,610	< 0.020	< 0.020	9.09	8.67	176	178	< 0.50	6.9	5.6	23	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #4 well	10/21/2025																							
Aldergrove #6 well	01/14/2025	4.71	< 0.020	< 0.020	< 0.10	< 0.10	6,780	6,630	< 0.020	< 0.020	13.9	12.7	202	200	< 0.50	13.1	11.4	39	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #6 well	03/26/2025																							
Aldergrove #6 well	07/15/2025	5.12	< 0.020	< 0.020	< 0.10	< 0.10	6,810	6,630	< 0.020	< 0.020	13.8	13.5	202	202	< 0.50	13.8	12.5	48	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #6 well	10/21/2025																							
Aldergrove #6 well	12/03/2025																							
Aldergrove #6 well	12/04/2025																							
Aldergrove #7 well	01/14/2025	4.75	< 0.020	< 0.020	0.14	0.12	6,410	6,050	< 0.020	< 0.020	11.2	10.4	207	217	< 0.50	17.7	15.9	53	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #7 well	03/26/2025																							
Aldergrove #7 well	07/15/2025	5.34	< 0.020	< 0.020	0.12	0.12	6,150	6,360	< 0.020	< 0.020	11.3	11.8	206	221	< 0.50	16.2	16.0	53	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #7 well	10/21/2025																							
Aldergrove #8 well	01/14/2025	3.59	< 0.020	< 0.020	< 0.10	< 0.10	7,270	7,150	< 0.020	< 0.020	11.9	11.2	146	155	< 0.50	11.1	10.2	33	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #8 well	03/26/2025																							
Aldergrove #8 well	07/15/2025	3.83	< 0.020	< 0.020	< 0.10	< 0.10	7,110	6,990	< 0.020	< 0.020	12.6	12.1	148	153	< 0.50	12.2	10.7	39	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #8 well	10/21/2025																							
Aldergrove #9 well	01/14/2025	1.19	< 0.020	< 0.020	< 0.10	< 0.10	10,100	10,100	< 0.020	< 0.020	7.43	7.04	240	256	< 0.50	12.1	10.8	36	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #9 well	03/26/2025																							
Aldergrove #9 well	07/15/2025	1.11	< 0.020	< 0.020	< 0.10	< 0.10	9,620	9,130	< 0.020	< 0.020	7.41	6.73	231	226	< 0.50	11.0	10.9	37	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
Aldergrove #9 well	10/21/2025																							
AD (AWTP) Clear Well	01/02/2025																							
AD (AWTP) Clear Well	01/03/2025																							
AD (AWTP) Clear Well	01/07/2025																							
AD (AWTP) Clear Well	01/08/2025																							
AD (AWTP) Clear Well	01/10/2025																							
AD (AWTP) Clear Well	01/13/2025																							
AD (AWTP) Clear Well	01/14/2025	3.26	< 0.020	< 0.020	< 0.10	< 0.10	7,580	7,230	< 0.020	< 0.020	14.1	12.3	183	183	< 0.50	12.9	11.3	38	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
AD (AWTP) Clear Well	01/15/2025																							
AD (AWTP) Clear Well	01/16/2025																							
AD (AWTP) Clear Well	01/20/2025																							

Sampling Point	Collection Date	Potassium (total) mg/L	Pyrene ug/L	Quinoline ug/L	Selenium (dissolved) ug/L	Selenium (total) ug/L	Silicon (dissolved, as Si) ug/L	Silicon (total, as Si) ug/L	Silver (dissolved) ug/L	Silver (total) ug/L	Sodium (dissolved) mg/L	Sodium (total) mg/L	Strontium (dissolved) ug/L	Strontium (total) ug/L	Styrene ug/L	Sulfur (dissolved) mg/L	Sulfur (total) mg/L	Sulphate mg/L	Sulphide (total, as H2S) mg/L	Sulphide (total, as S) mg/L	Tetrachloroethylene ug/L	Thallium (dissolved) ug/L	Thallium (total) ug/L	Tin (dissolved) ug/L
AD (AWTP) Clear Well	01/22/2025																							
AD (AWTP) Clear Well	01/23/2025																							
AD (AWTP) Clear Well	01/27/2025																							
AD (AWTP) Clear Well	01/29/2025																							
AD (AWTP) Clear Well	01/30/2025																							
AD (AWTP) Clear Well	01/31/2025																							
AD (AWTP) Clear Well	02/04/2025																							
AD (AWTP) Clear Well	02/05/2025																							
AD (AWTP) Clear Well	02/06/2025																							
AD (AWTP) Clear Well	02/07/2025																							
AD (AWTP) Clear Well	02/10/2025																							
AD (AWTP) Clear Well	02/11/2025																							
AD (AWTP) Clear Well	02/12/2025																							
AD (AWTP) Clear Well	02/18/2025																							
AD (AWTP) Clear Well	02/19/2025																							
AD (AWTP) Clear Well	02/20/2025																							
AD (AWTP) Clear Well	02/21/2025																							
AD (AWTP) Clear Well	02/24/2025																							
AD (AWTP) Clear Well	02/26/2025																							
AD (AWTP) Clear Well	02/28/2025																							
AD (AWTP) Clear Well	03/03/2025																							
AD (AWTP) Clear Well	03/05/2025																							
AD (AWTP) Clear Well	03/06/2025																							
AD (AWTP) Clear Well	03/07/2025																							
AD (AWTP) Clear Well	03/10/2025																							
AD (AWTP) Clear Well	03/11/2025																							
AD (AWTP) Clear Well	03/12/2025																							
AD (AWTP) Clear Well	03/13/2025																							
AD (AWTP) Clear Well	03/14/2025																							
AD (AWTP) Clear Well	03/17/2025																							
AD (AWTP) Clear Well	03/19/2025																							
AD (AWTP) Clear Well	03/20/2025																							
AD (AWTP) Clear Well	03/21/2025																							
AD (AWTP) Clear Well	03/24/2025																							
AD (AWTP) Clear Well	03/25/2025																							
AD (AWTP) Clear Well	03/26/2025																							
AD (AWTP) Clear Well	03/31/2025																							
AD (AWTP) Clear Well	04/02/2025																							
AD (AWTP) Clear Well	04/03/2025																							

Sampling Point	Collection Date	Potassium (total) mg/L	Pyrene ug/L	Quinoline ug/L	Selenium (dissolved) ug/L	Selenium (total) ug/L	Silicon (dissolved, as Si) ug/L	Silicon (total, as Si) ug/L	Silver (dissolved) ug/L	Silver (total) ug/L	Sodium (dissolved) mg/L	Sodium (total) mg/L	Strontium (dissolved) ug/L	Strontium (total) ug/L	Styrene ug/L	Sulfur (dissolved) mg/L	Sulfur (total) mg/L	Sulphate mg/L	Sulphide (total, as H2S) mg/L	Sulphide (total, as S) mg/L	Tetrachloroethylene ug/L	Thallium (dissolved) ug/L	Thallium (total) ug/L	Tin (dissolved) ug/L
AD (AWTP) Clear Well	04/04/2025																							
AD (AWTP) Clear Well	04/07/2025																							
AD (AWTP) Clear Well	04/09/2025																							
AD (AWTP) Clear Well	04/11/2025																							
AD (AWTP) Clear Well	04/14/2025																							
AD (AWTP) Clear Well	04/15/2025																							
AD (AWTP) Clear Well	04/16/2025																							
AD (AWTP) Clear Well	04/22/2025																							
AD (AWTP) Clear Well	04/23/2025																							
AD (AWTP) Clear Well	04/28/2025																							
AD (AWTP) Clear Well	04/29/2025																							
AD (AWTP) Clear Well	04/30/2025																							
AD (AWTP) Clear Well	05/05/2025																							
AD (AWTP) Clear Well	05/06/2025																							
AD (AWTP) Clear Well	05/08/2025																							
AD (AWTP) Clear Well	05/09/2025																							
AD (AWTP) Clear Well	05/12/2025																							
AD (AWTP) Clear Well	05/14/2025																							
AD (AWTP) Clear Well	05/20/2025																							
AD (AWTP) Clear Well	05/21/2025																							
AD (AWTP) Clear Well	05/22/2025																							
AD (AWTP) Clear Well	05/23/2025																							
AD (AWTP) Clear Well	05/26/2025																							
AD (AWTP) Clear Well	05/27/2025																							
AD (AWTP) Clear Well	05/28/2025																							
AD (AWTP) Clear Well	05/30/2025																							
AD (AWTP) Clear Well	06/02/2025																							
AD (AWTP) Clear Well	06/04/2025																							
AD (AWTP) Clear Well	06/05/2025																							
AD (AWTP) Clear Well	06/09/2025																							
AD (AWTP) Clear Well	06/10/2025																							
AD (AWTP) Clear Well	06/11/2025																							
AD (AWTP) Clear Well	06/16/2025																							
AD (AWTP) Clear Well	06/17/2025																							
AD (AWTP) Clear Well	06/18/2025																							
AD (AWTP) Clear Well	06/19/2025																							
AD (AWTP) Clear Well	06/23/2025																							
AD (AWTP) Clear Well	06/25/2025																							
AD (AWTP) Clear Well	06/26/2025																							

Sampling Point	Collection Date	Potassium (total) mg/L	Pyrene ug/L	Quinoline ug/L	Selenium (dissolved) ug/L	Selenium (total) ug/L	Silicon (dissolved, as Si) ug/L	Silicon (total, as Si) ug/L	Silver (dissolved) ug/L	Silver (total) ug/L	Sodium (dissolved) mg/L	Sodium (total) mg/L	Strontium (dissolved) ug/L	Strontium (total) ug/L	Styrene ug/L	Sulfur (dissolved) mg/L	Sulfur (total) mg/L	Sulphate mg/L	Sulphide (total, as H2S) mg/L	Sulphide (total, as S) mg/L	Tetrachloroethylene ug/L	Thallium (dissolved) ug/L	Thallium (total) ug/L	Tin (dissolved) ug/L
AD (AWTP) Clear Well	06/27/2025																							
AD (AWTP) Clear Well	07/02/2025																							
AD (AWTP) Clear Well	07/04/2025																							
AD (AWTP) Clear Well	07/07/2025																							
AD (AWTP) Clear Well	07/08/2025																							
AD (AWTP) Clear Well	07/09/2025																							
AD (AWTP) Clear Well	07/10/2025																							
AD (AWTP) Clear Well	07/14/2025																							
AD (AWTP) Clear Well	07/15/2025	3.59	< 0.020	< 0.020	< 0.10	< 0.10	7,550	7,470	< 0.020	< 0.020	14.8	14.2	180	186	< 0.50	12.4	12.1	43	< 0.0020	< 0.0018	< 0.50	< 0.010	< 0.010	< 5.0
AD (AWTP) Clear Well	07/16/2025																							
AD (AWTP) Clear Well	07/21/2025																							
AD (AWTP) Clear Well	07/22/2025																							
AD (AWTP) Clear Well	07/23/2025																							
AD (AWTP) Clear Well	07/25/2025																							
AD (AWTP) Clear Well	07/28/2025																							
AD (AWTP) Clear Well	07/30/2025																							
AD (AWTP) Clear Well	08/05/2025																							
AD (AWTP) Clear Well	08/06/2025																							
AD (AWTP) Clear Well	08/13/2025																							
AD (AWTP) Clear Well	08/15/2025																							
AD (AWTP) Clear Well	08/18/2025																							
AD (AWTP) Clear Well	08/19/2025																							
AD (AWTP) Clear Well	08/20/2025																							
AD (AWTP) Clear Well	08/21/2025																							
AD (AWTP) Clear Well	08/22/2025																							
AD (AWTP) Clear Well	08/25/2025																							
AD (AWTP) Clear Well	08/26/2025																							
AD (AWTP) Clear Well	08/27/2025																							
AD (AWTP) Clear Well	08/28/2025																							
AD (AWTP) Clear Well	08/29/2025																							
AD (AWTP) Clear Well	09/02/2025																							
AD (AWTP) Clear Well	09/03/2025																							
AD (AWTP) Clear Well	09/05/2025																							
AD (AWTP) Clear Well	09/08/2025																							
AD (AWTP) Clear Well	09/11/2025																							
AD (AWTP) Clear Well	09/15/2025																							
AD (AWTP) Clear Well	09/17/2025																							
AD (AWTP) Clear Well	09/19/2025																							
AD (AWTP) Clear Well	09/24/2025																							

Sampling Point	Collection Date	Potassium (total) mg/L	Pyrene ug/L	Quinoline ug/L	Selenium (dissolved) ug/L	Selenium (total) ug/L	Silicon (dissolved, as Si) ug/L	Silicon (total, as Si) ug/L	Silver (dissolved) ug/L	Silver (total) ug/L	Sodium (dissolved) mg/L	Sodium (total) mg/L	Strontium (dissolved) ug/L	Strontium (total) ug/L	Styrene ug/L	Sulfur (dissolved) mg/L	Sulfur (total) mg/L	Sulphate mg/L	Sulphide (total, as H2S) mg/L	Sulphide (total, as S) mg/L	Tetrachloroethylene ug/L	Thallium (dissolved) ug/L	Thallium (total) ug/L	Tin (dissolved) ug/L
AD (AWTP) Clear Well	10/01/2025																							
AD (AWTP) Clear Well	10/03/2025																							
AD (AWTP) Clear Well	10/07/2025																							
AD (AWTP) Clear Well	10/08/2025																							
AD (AWTP) Clear Well	10/14/2025																							
AD (AWTP) Clear Well	10/15/2025																							
AD (AWTP) Clear Well	10/17/2025																							
AD (AWTP) Clear Well	10/20/2025																							
AD (AWTP) Clear Well	10/21/2025																							
AD (AWTP) Clear Well	10/22/2025																							
AD (AWTP) Clear Well	10/23/2025																							
AD (AWTP) Clear Well	11/03/2025																							
AD (AWTP) Clear Well	11/05/2025																							
AD (AWTP) Clear Well	11/06/2025																							
AD (AWTP) Clear Well	11/07/2025																							
AD (AWTP) Clear Well	11/12/2025																							
AD (AWTP) Clear Well	11/13/2025																							
AD (AWTP) Clear Well	11/17/2025																							
AD (AWTP) Clear Well	11/19/2025																							
AD (AWTP) Clear Well	11/24/2025																							
AD (AWTP) Clear Well	11/26/2025																							
AD (AWTP) Clear Well	11/28/2025																							
AD (AWTP) Clear Well	12/01/2025																							
AD (AWTP) Clear Well	12/03/2025																							
AD (AWTP) Clear Well	12/04/2025																							
AD (AWTP) Clear Well	12/08/2025																							
AD (AWTP) Clear Well	12/10/2025																							
AD (AWTP) Clear Well	12/12/2025																							
AD (AWTP) Clear Well	12/15/2025																							
AD (AWTP) Clear Well	12/16/2025																							
AD (AWTP) Clear Well	12/17/2025																							
AD (AWTP) Clear Well	12/18/2025																							
AD (AWTP) Clear Well	12/22/2025																							
AD (AWTP) Clear Well	12/23/2025																							
AD (AWTP) Clear Well	12/29/2025																							
AD (AWTP) Clear Well	12/30/2025																							
AD (AWTP) Clear Well	12/31/2025																							

Sampling Point	Collection Date	Tin (total) ug/L	Titanium (dissolved) ug/L	Titanium (total) ug/L	Toluene ug/L	Total coliforms (counts) CFU/100ml	Total dissolved solids / TDS mg/L	Total HMW-PAH ug/L	Total LMW-PAH ug/L	Total Organic Carbon / TOC mg/L	Total PAH ug/L	Total Tetrachlorophenols ug/L	Total Trichlorophenols ug/L	Total Xylenes ug/L	trans-1,2-Dichloroethylene ug/L	trans-1,3-Dichloropropene ug/L	Trichloroethylene ug/L	Trichlorofluoromethane ug/L	Turbidity NTU	Uranium (dissolved) ug/L	Uranium (total) ug/L	Vanadium (dissolved) ug/L	Vanadium (total) ug/L	Vinyl chloride ug/L	Volatile Hydrocarbons water C6-C10 (VHw) ug/L
Acadia #1 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	120	< 0.050	< 0.10	< 0.50	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.18	< 0.10	< 0.10	< 5.0	< 5.0	< 0.50	< 300
Acadia #1 well	03/26/2025					0																			
Acadia #1 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	120	< 0.050	< 0.10	< 0.50	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.14	< 0.10	< 0.10	< 5.0	< 5.0	< 0.50	< 300
Acadia #1 well	10/21/2025					0																			
Acadia #2 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	110	< 0.050	< 0.10	1.7	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.30	< 0.10	< 0.10	< 5.0	< 5.0	< 0.50	< 300
Acadia #2 well	03/26/2025					0																			
Acadia #2 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	**1.0**	120	< 0.050	< 0.10	1.5	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.32	< 0.10	< 0.10	< 5.0	< 5.0	< 0.50	< 300
Acadia #2 well	07/17/2025					0																			
Acadia #2 well	07/18/2025					0																			
Acadia #2 well	10/21/2025					0																			
Aldergrove #10 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	220	< 0.050	< 0.10	< 0.50	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	0.11	0.12	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #10 well	03/26/2025					0																			
Aldergrove #10 well	04/14/2025																								
Aldergrove #10 well	04/28/2025																								
Aldergrove #10 well	05/05/2025																								
Aldergrove #10 well	05/12/2025																								
Aldergrove #10 well	05/20/2025																								
Aldergrove #10 well	05/22/2025																								
Aldergrove #10 well	05/26/2025																								
Aldergrove #10 well	06/02/2025																								
Aldergrove #10 well	06/09/2025																								
Aldergrove #10 well	06/16/2025																								
Aldergrove #10 well	07/04/2025																								
Aldergrove #10 well	07/07/2025																								
Aldergrove #10 well	07/14/2025																								
Aldergrove #10 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	240	< 0.050	< 0.10	< 0.50	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.13	< 0.10	0.30	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #10 well	07/28/2025																								
Aldergrove #10 well	08/05/2025																								
Aldergrove #10 well	08/13/2025																								
Aldergrove #10 well	08/18/2025																								
Aldergrove #10 well	09/02/2025																								
Aldergrove #10 well	09/08/2025																								
Aldergrove #10 well	09/15/2025																								
Aldergrove #10 well	09/24/2025																								
Aldergrove #10 well	10/07/2025																								
Aldergrove #10 well	10/14/2025																								
Aldergrove #10 well	10/20/2025																								
Aldergrove #10 well	10/21/2025					0																			
Aldergrove #10 well	11/03/2025																								

Sampling Point	Collection Date	Tin (total) ug/L	Titanium (dissolved) ug/L	Titanium (total) ug/L	Toluene ug/L	Total coliforms (counts) CFU/100ml	Total dissolved solids / TDS mg/L	Total HMW-PAH ug/L	Total LMW-PAH ug/L	Total Organic Carbon / TOC mg/L	Total PAH ug/L	Total Tetrachlorophenols ug/L	Total Trichlorophenols ug/L	Total Xylenes ug/L	trans-1,2-Dichloroethylene ug/L	trans-1,3-Dichloropropene ug/L	Trichloroethylene ug/L	Trichlorofluoromethane ug/L	Turbidity NTU	Uranium (dissolved) ug/L	Uranium (total) ug/L	Vanadium (dissolved) ug/L	Vanadium (total) ug/L	Vinyl chloride ug/L	Volatile Hydrocarbons water C6-C10 (VHw) ug/L
Aldergrove #10 well	11/17/2025																								
Aldergrove #10 well	11/24/2025																								
Aldergrove #10 well	12/01/2025																								
Aldergrove #10 well	12/08/2025																								
Aldergrove #10 well	12/15/2025																								
Aldergrove #10 well	12/23/2025																								
Aldergrove #10 well	12/29/2025																								
Aldergrove #4 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	240	< 0.050	< 0.10	< 0.50	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	**2.0**	0.18	0.18	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #4 well	03/26/2025					0																			
Aldergrove #4 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	210	< 0.050	< 0.10	< 0.50	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	1.0	0.16	0.19	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #4 well	10/21/2025					0																			
Aldergrove #6 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	240	< 0.050	< 0.10	0.86	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.28	0.54	0.54	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #6 well	03/26/2025					0																			
Aldergrove #6 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	300	< 0.050	< 0.10	0.86	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.41	0.54	0.62	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #6 well	10/21/2025					0																			
Aldergrove #6 well	12/03/2025					0																			
Aldergrove #6 well	12/04/2025					0																			
Aldergrove #7 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	260	< 0.050	< 0.10	0.64	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.37	0.99	1.07	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #7 well	03/26/2025					0																			
Aldergrove #7 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	270	< 0.050	< 0.10	0.85	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.19	0.92	1.09	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #7 well	10/21/2025					0																			
Aldergrove #8 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	200	< 0.050	< 0.10	< 0.50	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.41	0.50	0.54	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #8 well	03/26/2025					0																			
Aldergrove #8 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	230	< 0.050	< 0.10	< 0.50	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.24	0.47	0.53	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #8 well	10/21/2025					0																			
Aldergrove #9 well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	210	< 0.050	< 0.10	0.83	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 0.10	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #9 well	03/26/2025					0																			
Aldergrove #9 well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	230	< 0.050	< 0.10	0.98	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	< 0.10	< 0.10	< 5.0	< 5.0	< 0.50	< 300
Aldergrove #9 well	10/21/2025					0																			
AD (AWTP) Clear Well	01/02/2025																								
AD (AWTP) Clear Well	01/03/2025																								
AD (AWTP) Clear Well	01/07/2025																								
AD (AWTP) Clear Well	01/08/2025					0													< 0.10						
AD (AWTP) Clear Well	01/10/2025																								
AD (AWTP) Clear Well	01/13/2025																								
AD (AWTP) Clear Well	01/14/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	240	< 0.050	< 0.10	0.67	< 0.10			< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	0.16	0.48	0.47	< 5.0	< 5.0	< 0.50	< 300
AD (AWTP) Clear Well	01/15/2025					**1.0**													< 0.10						
AD (AWTP) Clear Well	01/16/2025																								
AD (AWTP) Clear Well	01/20/2025																								

Sampling Point	Collection Date	Tin (total) ug/L	Titanium (dissolved) ug/L	Titanium (total) ug/L	Toluene ug/L	Total coliforms (counts) CFU/100ml	Total dissolved solids / TDS mg/L	Total HMW-PAH ug/L	Total LMW-PAH ug/L	Total Organic Carbon / TOC mg/L	Total PAH ug/L	Total Tetrachlorophenols ug/L	Total Trichlorophenols ug/L	Total Xylenes ug/L	trans-1,2-Dichloroethylene ug/L	trans-1,3-Dichloropropene ug/L	Trichloroethylene ug/L	Trichlorofluoromethane ug/L	Turbidity NTU	Uranium (dissolved) ug/L	Uranium (total) ug/L	Vanadium (dissolved) ug/L	Vanadium (total) ug/L	Vinyl chloride ug/L	Volatile Hydrocarbons water C6-C10 (VHw) ug/L
AD (AWTP) Clear Well	01/22/2025					0													0.18						
AD (AWTP) Clear Well	01/23/2025																								
AD (AWTP) Clear Well	01/27/2025																								
AD (AWTP) Clear Well	01/29/2025					0													< 0.10						
AD (AWTP) Clear Well	01/30/2025																								
AD (AWTP) Clear Well	01/31/2025																								
AD (AWTP) Clear Well	02/04/2025																								
AD (AWTP) Clear Well	02/05/2025					0													0.17						
AD (AWTP) Clear Well	02/06/2025																								
AD (AWTP) Clear Well	02/07/2025																								
AD (AWTP) Clear Well	02/10/2025																								
AD (AWTP) Clear Well	02/11/2025																								
AD (AWTP) Clear Well	02/12/2025					0													0.30						
AD (AWTP) Clear Well	02/18/2025																								
AD (AWTP) Clear Well	02/19/2025					0													0.15						
AD (AWTP) Clear Well	02/20/2025																								
AD (AWTP) Clear Well	02/21/2025																								
AD (AWTP) Clear Well	02/24/2025																								
AD (AWTP) Clear Well	02/26/2025					0													0.16						
AD (AWTP) Clear Well	02/28/2025																								
AD (AWTP) Clear Well	03/03/2025																								
AD (AWTP) Clear Well	03/05/2025					0													0.17						
AD (AWTP) Clear Well	03/06/2025																								
AD (AWTP) Clear Well	03/07/2025																								
AD (AWTP) Clear Well	03/10/2025																								
AD (AWTP) Clear Well	03/11/2025																								
AD (AWTP) Clear Well	03/12/2025					0													0.14						
AD (AWTP) Clear Well	03/13/2025																								
AD (AWTP) Clear Well	03/14/2025																								
AD (AWTP) Clear Well	03/17/2025																								
AD (AWTP) Clear Well	03/19/2025					0													0.11						
AD (AWTP) Clear Well	03/20/2025																								
AD (AWTP) Clear Well	03/21/2025																								
AD (AWTP) Clear Well	03/24/2025																								
AD (AWTP) Clear Well	03/25/2025																								
AD (AWTP) Clear Well	03/26/2025					0**													0.12						
AD (AWTP) Clear Well	03/31/2025																								
AD (AWTP) Clear Well	04/02/2025					0													0.10						
AD (AWTP) Clear Well	04/03/2025																								

Sampling Point	Collection Date	Tin (total) ug/L	Titanium (dissolved) ug/L	Titanium (total) ug/L	Toluene ug/L	Total coliforms (counts) CFU/100ml	Total dissolved solids / TDS mg/L	Total HMW-PAH ug/L	Total LMW-PAH ug/L	Total Organic Carbon / TOC mg/L	Total PAH ug/L	Total Tetrachlorophenols ug/L	Total Trichlorophenols ug/L	Total Xylenes ug/L	trans-1,2-Dichloroethylene ug/L	trans-1,3-Dichloropropene ug/L	Trichloroethylene ug/L	Trichlorofluoromethane ug/L	Turbidity NTU	Uranium (dissolved) ug/L	Uranium (total) ug/L	Vanadium (dissolved) ug/L	Vanadium (total) ug/L	Vinyl chloride ug/L	Volatile Hydrocarbons water C6-C10 (VHw) ug/L
AD (AWTP) Clear Well	04/04/2025																								
AD (AWTP) Clear Well	04/07/2025																								
AD (AWTP) Clear Well	04/09/2025					0													0.15						
AD (AWTP) Clear Well	04/11/2025																								
AD (AWTP) Clear Well	04/14/2025																								
AD (AWTP) Clear Well	04/15/2025																								
AD (AWTP) Clear Well	04/16/2025					0													0.12						
AD (AWTP) Clear Well	04/22/2025																								
AD (AWTP) Clear Well	04/23/2025					0													0.17						
AD (AWTP) Clear Well	04/28/2025																								
AD (AWTP) Clear Well	04/29/2025																								
AD (AWTP) Clear Well	04/30/2025					0													0.17						
AD (AWTP) Clear Well	05/05/2025																								
AD (AWTP) Clear Well	05/06/2025																								
AD (AWTP) Clear Well	05/08/2025																								
AD (AWTP) Clear Well	05/09/2025																								
AD (AWTP) Clear Well	05/12/2025																								
AD (AWTP) Clear Well	05/14/2025					0													0.14						
AD (AWTP) Clear Well	05/20/2025																								
AD (AWTP) Clear Well	05/21/2025					0													0.25						
AD (AWTP) Clear Well	05/22/2025																								
AD (AWTP) Clear Well	05/23/2025																								
AD (AWTP) Clear Well	05/26/2025																								
AD (AWTP) Clear Well	05/27/2025																								
AD (AWTP) Clear Well	05/28/2025					0													0.10						
AD (AWTP) Clear Well	05/30/2025																								
AD (AWTP) Clear Well	06/02/2025																								
AD (AWTP) Clear Well	06/04/2025					0													< 0.10						
AD (AWTP) Clear Well	06/05/2025																								
AD (AWTP) Clear Well	06/09/2025																								
AD (AWTP) Clear Well	06/10/2025																								
AD (AWTP) Clear Well	06/11/2025					0													0.22						
AD (AWTP) Clear Well	06/16/2025																								
AD (AWTP) Clear Well	06/17/2025																								
AD (AWTP) Clear Well	06/18/2025					0													< 0.10						
AD (AWTP) Clear Well	06/19/2025																								
AD (AWTP) Clear Well	06/23/2025																								
AD (AWTP) Clear Well	06/25/2025					0													0.15						
AD (AWTP) Clear Well	06/26/2025																								

Sampling Point	Collection Date	Tin (total) ug/L	Titanium (dissolved) ug/L	Titanium (total) ug/L	Toluene ug/L	Total coliforms (counts) CFU/100ml	Total dissolved solids / TDS mg/L	Total HMW-PAH ug/L	Total LMW-PAH ug/L	Total Organic Carbon / TOC mg/L	Total PAH ug/L	Total Tetrachlorophenols ug/L	Total Trichlorophenols ug/L	Total Xylenes ug/L	trans-1,2-Dichloroethylene ug/L	trans-1,3-Dichloropropene ug/L	Trichloroethylene ug/L	Trichlorofluoromethane ug/L	Turbidity NTU	Uranium (dissolved) ug/L	Uranium (total) ug/L	Vanadium (dissolved) ug/L	Vanadium (total) ug/L	Vinyl chloride ug/L	Volatile Hydrocarbons water C6-C10 (VHw) ug/L
AD (AWTP) Clear Well	06/27/2025																								
AD (AWTP) Clear Well	07/02/2025					0													0.15						
AD (AWTP) Clear Well	07/04/2025																								
AD (AWTP) Clear Well	07/07/2025																								
AD (AWTP) Clear Well	07/08/2025																								
AD (AWTP) Clear Well	07/09/2025					0													0.15						
AD (AWTP) Clear Well	07/10/2025																								
AD (AWTP) Clear Well	07/14/2025																								
AD (AWTP) Clear Well	07/15/2025	< 5.0	< 5.0	< 5.0	< 0.40	0	240	< 0.050	< 0.10	0.71	< 0.10	< 0.10	< 0.10	< 0.40	< 1.0	< 1.0	< 0.50	< 4.0	< 0.10	0.46	0.52	< 5.0	< 5.0	< 0.50	< 300
AD (AWTP) Clear Well	07/16/2025					0													0.20						
AD (AWTP) Clear Well	07/21/2025																								
AD (AWTP) Clear Well	07/22/2025																								
AD (AWTP) Clear Well	07/23/2025					0													0.13						
AD (AWTP) Clear Well	07/25/2025																								
AD (AWTP) Clear Well	07/28/2025																								
AD (AWTP) Clear Well	07/30/2025					0													< 0.10						
AD (AWTP) Clear Well	08/05/2025																								
AD (AWTP) Clear Well	08/06/2025					0													0.27						
AD (AWTP) Clear Well	08/13/2025					0													< 0.10						
AD (AWTP) Clear Well	08/15/2025																								
AD (AWTP) Clear Well	08/18/2025																								
AD (AWTP) Clear Well	08/19/2025																								
AD (AWTP) Clear Well	08/20/2025					0													0.34						
AD (AWTP) Clear Well	08/21/2025																								
AD (AWTP) Clear Well	08/22/2025																								
AD (AWTP) Clear Well	08/25/2025																								
AD (AWTP) Clear Well	08/26/2025																								
AD (AWTP) Clear Well	08/27/2025					0													0.16						
AD (AWTP) Clear Well	08/28/2025																								
AD (AWTP) Clear Well	08/29/2025																								
AD (AWTP) Clear Well	09/02/2025																								
AD (AWTP) Clear Well	09/03/2025					0													0.11						
AD (AWTP) Clear Well	09/05/2025																								
AD (AWTP) Clear Well	09/08/2025																								
AD (AWTP) Clear Well	09/11/2025																								
AD (AWTP) Clear Well	09/15/2025																								
AD (AWTP) Clear Well	09/17/2025					0													0.13						
AD (AWTP) Clear Well	09/19/2025																								
AD (AWTP) Clear Well	09/24/2025					0													0.15						

Sampling Point	Collection Date	Tin (total) ug/L	Titanium (dissolved) ug/L	Titanium (total) ug/L	Toluene ug/L	Total coliforms (counts) CFU/100ml	Total dissolved solids / TDS mg/L	Total HMW-PAH ug/L	Total LMW-PAH ug/L	Total Organic Carbon / TOC mg/L	Total PAH ug/L	Total Tetrachlorophenols ug/L	Total Trichlorophenols ug/L	Total Xylenes ug/L	trans-1,2-Dichloroethylene ug/L	trans-1,3-Dichloropropene ug/L	Trichloroethylene ug/L	Trichlorofluoromethane ug/L	Turbidity NTU	Uranium (dissolved) ug/L	Uranium (total) ug/L	Vanadium (dissolved) ug/L	Vanadium (total) ug/L	Vinyl chloride ug/L	Volatile Hydrocarbons water C6-C10 (VHw) ug/L
AD (AWTP) Clear Well	10/01/2025					0													0.11						
AD (AWTP) Clear Well	10/03/2025																								
AD (AWTP) Clear Well	10/07/2025																								
AD (AWTP) Clear Well	10/08/2025					0													0.20						
AD (AWTP) Clear Well	10/14/2025																								
AD (AWTP) Clear Well	10/15/2025					0													0.12						
AD (AWTP) Clear Well	10/17/2025																								
AD (AWTP) Clear Well	10/20/2025																								
AD (AWTP) Clear Well	10/21/2025					0																			
AD (AWTP) Clear Well	10/22/2025					0													0.14						
AD (AWTP) Clear Well	10/23/2025																								
AD (AWTP) Clear Well	11/03/2025																								
AD (AWTP) Clear Well	11/05/2025					0													0.25						
AD (AWTP) Clear Well	11/06/2025																								
AD (AWTP) Clear Well	11/07/2025																								
AD (AWTP) Clear Well	11/12/2025					0													< 0.10						
AD (AWTP) Clear Well	11/13/2025																								
AD (AWTP) Clear Well	11/17/2025																								
AD (AWTP) Clear Well	11/19/2025					0													< 0.10						
AD (AWTP) Clear Well	11/24/2025																								
AD (AWTP) Clear Well	11/26/2025					0													< 0.10						
AD (AWTP) Clear Well	11/28/2025																								
AD (AWTP) Clear Well	12/01/2025																								
AD (AWTP) Clear Well	12/03/2025					0													0.11						
AD (AWTP) Clear Well	12/04/2025																								
AD (AWTP) Clear Well	12/08/2025																								
AD (AWTP) Clear Well	12/10/2025					0													0.15						
AD (AWTP) Clear Well	12/12/2025																								
AD (AWTP) Clear Well	12/15/2025																								
AD (AWTP) Clear Well	12/16/2025																								
AD (AWTP) Clear Well	12/17/2025					0													0.13						
AD (AWTP) Clear Well	12/18/2025																								
AD (AWTP) Clear Well	12/22/2025					0													0.12						
AD (AWTP) Clear Well	12/23/2025																								
AD (AWTP) Clear Well	12/29/2025																								
AD (AWTP) Clear Well	12/30/2025																								
AD (AWTP) Clear Well	12/31/2025																								

Sampling Point	Collection Date	Volatile Petroleum Hydrocarbons C06-C10 (less BTEX) ug/L	Zinc (dissolved) ug/L	Zinc (total) ug/L	Zirconium (dissolved) ug/L	Zirconium (total) ug/L
Acadia #1 well	01/14/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Acadia #1 well	03/26/2025					
Acadia #1 well	07/15/2025	< 300	5.1	< 5.0	< 0.10	< 0.10
Acadia #1 well	10/21/2025					
Acadia #2 well	01/14/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Acadia #2 well	03/26/2025					
Acadia #2 well	07/15/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Acadia #2 well	07/17/2025					
Acadia #2 well	07/18/2025					
Acadia #2 well	10/21/2025					
Aldergrove #10 well	01/14/2025	< 300	5.1	< 5.0	< 0.10	< 0.10
Aldergrove #10 well	03/26/2025					
Aldergrove #10 well	04/14/2025					
Aldergrove #10 well	04/28/2025					
Aldergrove #10 well	05/05/2025					
Aldergrove #10 well	05/12/2025					
Aldergrove #10 well	05/20/2025					
Aldergrove #10 well	05/22/2025					
Aldergrove #10 well	05/26/2025					
Aldergrove #10 well	06/02/2025					
Aldergrove #10 well	06/09/2025					
Aldergrove #10 well	06/16/2025					
Aldergrove #10 well	07/04/2025					
Aldergrove #10 well	07/07/2025					
Aldergrove #10 well	07/14/2025					
Aldergrove #10 well	07/15/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #10 well	07/28/2025					
Aldergrove #10 well	08/05/2025					
Aldergrove #10 well	08/13/2025					
Aldergrove #10 well	08/18/2025					
Aldergrove #10 well	09/02/2025					
Aldergrove #10 well	09/08/2025					
Aldergrove #10 well	09/15/2025					
Aldergrove #10 well	09/24/2025					
Aldergrove #10 well	10/07/2025					
Aldergrove #10 well	10/14/2025					
Aldergrove #10 well	10/20/2025					
Aldergrove #10 well	10/21/2025					
Aldergrove #10 well	11/03/2025					

Sampling Point	Collection Date	Volatile Petroleum Hydrocarbons C06-C10 (less BTEX) ug/L	Zinc (dissolved) ug/L	Zinc (total) ug/L	Zirconium (dissolved) ug/L	Zirconium (total) ug/L
Aldergrove #10 well	11/17/2025					
Aldergrove #10 well	11/24/2025					
Aldergrove #10 well	12/01/2025					
Aldergrove #10 well	12/08/2025					
Aldergrove #10 well	12/15/2025					
Aldergrove #10 well	12/23/2025					
Aldergrove #10 well	12/29/2025					
Aldergrove #4 well	01/14/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #4 well	03/26/2025					
Aldergrove #4 well	07/15/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #4 well	10/21/2025					
Aldergrove #6 well	01/14/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #6 well	03/26/2025					
Aldergrove #6 well	07/15/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #6 well	10/21/2025					
Aldergrove #6 well	12/03/2025					
Aldergrove #6 well	12/04/2025					
Aldergrove #7 well	01/14/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #7 well	03/26/2025					
Aldergrove #7 well	07/15/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #7 well	10/21/2025					
Aldergrove #8 well	01/14/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #8 well	03/26/2025					
Aldergrove #8 well	07/15/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
Aldergrove #8 well	10/21/2025					
Aldergrove #9 well	01/14/2025	< 300	25.3	9.8	< 0.10	< 0.10
Aldergrove #9 well	03/26/2025					
Aldergrove #9 well	07/15/2025	< 300	8.6	5.9	< 0.10	< 0.10
Aldergrove #9 well	10/21/2025					
AD (AWTP) Clear Well	01/02/2025					
AD (AWTP) Clear Well	01/03/2025					
AD (AWTP) Clear Well	01/07/2025					
AD (AWTP) Clear Well	01/08/2025					
AD (AWTP) Clear Well	01/10/2025					
AD (AWTP) Clear Well	01/13/2025					
AD (AWTP) Clear Well	01/14/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
AD (AWTP) Clear Well	01/15/2025					
AD (AWTP) Clear Well	01/16/2025					
AD (AWTP) Clear Well	01/20/2025					

Sampling Point	Collection Date	Volatile Petroleum Hydrocarbons C06-C10 (less BTEX) ug/L	Zinc (dissolved) ug/L	Zinc (total) ug/L	Zirconium (dissolved) ug/L	Zirconium (total) ug/L
AD (AWTP) Clear Well	01/22/2025					
AD (AWTP) Clear Well	01/23/2025					
AD (AWTP) Clear Well	01/27/2025					
AD (AWTP) Clear Well	01/29/2025					
AD (AWTP) Clear Well	01/30/2025					
AD (AWTP) Clear Well	01/31/2025					
AD (AWTP) Clear Well	02/04/2025					
AD (AWTP) Clear Well	02/05/2025					
AD (AWTP) Clear Well	02/06/2025					
AD (AWTP) Clear Well	02/07/2025					
AD (AWTP) Clear Well	02/10/2025					
AD (AWTP) Clear Well	02/11/2025					
AD (AWTP) Clear Well	02/12/2025					
AD (AWTP) Clear Well	02/18/2025					
AD (AWTP) Clear Well	02/19/2025					
AD (AWTP) Clear Well	02/20/2025					
AD (AWTP) Clear Well	02/21/2025					
AD (AWTP) Clear Well	02/24/2025					
AD (AWTP) Clear Well	02/26/2025					
AD (AWTP) Clear Well	02/28/2025					
AD (AWTP) Clear Well	03/03/2025					
AD (AWTP) Clear Well	03/05/2025					
AD (AWTP) Clear Well	03/06/2025					
AD (AWTP) Clear Well	03/07/2025					
AD (AWTP) Clear Well	03/10/2025					
AD (AWTP) Clear Well	03/11/2025					
AD (AWTP) Clear Well	03/12/2025					
AD (AWTP) Clear Well	03/13/2025					
AD (AWTP) Clear Well	03/14/2025					
AD (AWTP) Clear Well	03/17/2025					
AD (AWTP) Clear Well	03/19/2025					
AD (AWTP) Clear Well	03/20/2025					
AD (AWTP) Clear Well	03/21/2025					
AD (AWTP) Clear Well	03/24/2025					
AD (AWTP) Clear Well	03/25/2025					
AD (AWTP) Clear Well	03/26/2025					
AD (AWTP) Clear Well	03/31/2025					
AD (AWTP) Clear Well	04/02/2025					
AD (AWTP) Clear Well	04/03/2025					

Sampling Point	Collection Date	Volatile Petroleum Hydrocarbons C06-C10 (less BTEX) ug/L	Zinc (dissolved) ug/L	Zinc (total) ug/L	Zirconium (dissolved) ug/L	Zirconium (total) ug/L
AD (AWTP) Clear Well	04/04/2025					
AD (AWTP) Clear Well	04/07/2025					
AD (AWTP) Clear Well	04/09/2025					
AD (AWTP) Clear Well	04/11/2025					
AD (AWTP) Clear Well	04/14/2025					
AD (AWTP) Clear Well	04/15/2025					
AD (AWTP) Clear Well	04/16/2025					
AD (AWTP) Clear Well	04/22/2025					
AD (AWTP) Clear Well	04/23/2025					
AD (AWTP) Clear Well	04/28/2025					
AD (AWTP) Clear Well	04/29/2025					
AD (AWTP) Clear Well	04/30/2025					
AD (AWTP) Clear Well	05/05/2025					
AD (AWTP) Clear Well	05/06/2025					
AD (AWTP) Clear Well	05/08/2025					
AD (AWTP) Clear Well	05/09/2025					
AD (AWTP) Clear Well	05/12/2025					
AD (AWTP) Clear Well	05/14/2025					
AD (AWTP) Clear Well	05/20/2025					
AD (AWTP) Clear Well	05/21/2025					
AD (AWTP) Clear Well	05/22/2025					
AD (AWTP) Clear Well	05/23/2025					
AD (AWTP) Clear Well	05/26/2025					
AD (AWTP) Clear Well	05/27/2025					
AD (AWTP) Clear Well	05/28/2025					
AD (AWTP) Clear Well	05/30/2025					
AD (AWTP) Clear Well	06/02/2025					
AD (AWTP) Clear Well	06/04/2025					
AD (AWTP) Clear Well	06/05/2025					
AD (AWTP) Clear Well	06/09/2025					
AD (AWTP) Clear Well	06/10/2025					
AD (AWTP) Clear Well	06/11/2025					
AD (AWTP) Clear Well	06/16/2025					
AD (AWTP) Clear Well	06/17/2025					
AD (AWTP) Clear Well	06/18/2025					
AD (AWTP) Clear Well	06/19/2025					
AD (AWTP) Clear Well	06/23/2025					
AD (AWTP) Clear Well	06/25/2025					
AD (AWTP) Clear Well	06/26/2025					

Sampling Point	Collection Date	Volatile Petroleum Hydrocarbons C06-C10 (less BTEX) ug/L	Zinc (dissolved) ug/L	Zinc (total) ug/L	Zirconium (dissolved) ug/L	Zirconium (total) ug/L
AD (AWTP) Clear Well	06/27/2025					
AD (AWTP) Clear Well	07/02/2025					
AD (AWTP) Clear Well	07/04/2025					
AD (AWTP) Clear Well	07/07/2025					
AD (AWTP) Clear Well	07/08/2025					
AD (AWTP) Clear Well	07/09/2025					
AD (AWTP) Clear Well	07/10/2025					
AD (AWTP) Clear Well	07/14/2025					
AD (AWTP) Clear Well	07/15/2025	< 300	< 5.0	< 5.0	< 0.10	< 0.10
AD (AWTP) Clear Well	07/16/2025					
AD (AWTP) Clear Well	07/21/2025					
AD (AWTP) Clear Well	07/22/2025					
AD (AWTP) Clear Well	07/23/2025					
AD (AWTP) Clear Well	07/25/2025					
AD (AWTP) Clear Well	07/28/2025					
AD (AWTP) Clear Well	07/30/2025					
AD (AWTP) Clear Well	08/05/2025					
AD (AWTP) Clear Well	08/06/2025					
AD (AWTP) Clear Well	08/13/2025					
AD (AWTP) Clear Well	08/15/2025					
AD (AWTP) Clear Well	08/18/2025					
AD (AWTP) Clear Well	08/19/2025					
AD (AWTP) Clear Well	08/20/2025					
AD (AWTP) Clear Well	08/21/2025					
AD (AWTP) Clear Well	08/22/2025					
AD (AWTP) Clear Well	08/25/2025					
AD (AWTP) Clear Well	08/26/2025					
AD (AWTP) Clear Well	08/27/2025					
AD (AWTP) Clear Well	08/28/2025					
AD (AWTP) Clear Well	08/29/2025					
AD (AWTP) Clear Well	09/02/2025					
AD (AWTP) Clear Well	09/03/2025					
AD (AWTP) Clear Well	09/05/2025					
AD (AWTP) Clear Well	09/08/2025					
AD (AWTP) Clear Well	09/11/2025					
AD (AWTP) Clear Well	09/15/2025					
AD (AWTP) Clear Well	09/17/2025					
AD (AWTP) Clear Well	09/19/2025					
AD (AWTP) Clear Well	09/24/2025					

Sampling Point	Collection Date	Volatile Petroleum Hydrocarbons C06-C10 (less BTEX) ug/L	Zinc (dissolved) ug/L	Zinc (total) ug/L	Zirconium (dissolved) ug/L	Zirconium (total) ug/L
AD (AWTP) Clear Well	10/01/2025					
AD (AWTP) Clear Well	10/03/2025					
AD (AWTP) Clear Well	10/07/2025					
AD (AWTP) Clear Well	10/08/2025					
AD (AWTP) Clear Well	10/14/2025					
AD (AWTP) Clear Well	10/15/2025					
AD (AWTP) Clear Well	10/17/2025					
AD (AWTP) Clear Well	10/20/2025					
AD (AWTP) Clear Well	10/21/2025					
AD (AWTP) Clear Well	10/22/2025					
AD (AWTP) Clear Well	10/23/2025					
AD (AWTP) Clear Well	11/03/2025					
AD (AWTP) Clear Well	11/05/2025					
AD (AWTP) Clear Well	11/06/2025					
AD (AWTP) Clear Well	11/07/2025					
AD (AWTP) Clear Well	11/12/2025					
AD (AWTP) Clear Well	11/13/2025					
AD (AWTP) Clear Well	11/17/2025					
AD (AWTP) Clear Well	11/19/2025					
AD (AWTP) Clear Well	11/24/2025					
AD (AWTP) Clear Well	11/26/2025					
AD (AWTP) Clear Well	11/28/2025					
AD (AWTP) Clear Well	12/01/2025					
AD (AWTP) Clear Well	12/03/2025					
AD (AWTP) Clear Well	12/04/2025					
AD (AWTP) Clear Well	12/08/2025					
AD (AWTP) Clear Well	12/10/2025					
AD (AWTP) Clear Well	12/12/2025					
AD (AWTP) Clear Well	12/15/2025					
AD (AWTP) Clear Well	12/16/2025					
AD (AWTP) Clear Well	12/17/2025					
AD (AWTP) Clear Well	12/18/2025					
AD (AWTP) Clear Well	12/22/2025					
AD (AWTP) Clear Well	12/23/2025					
AD (AWTP) Clear Well	12/29/2025					
AD (AWTP) Clear Well	12/30/2025					
AD (AWTP) Clear Well	12/31/2025					

Analysis	Units	TOL-463	TOL-467	TOL-469	TOL-694	TOL-697	TOL-463	TOL-467	TOL-469	TOL-694	TOL-697
		9975 - 199B Street	7025 - 208 Street	5679 - 211 Street	23752 - 52 Avenue	2340 - 204A Street	9975 - 199B Street	7025 - 208 Street	5679 - 211 Street	23752 - 52 Avenue	2340 - 204A Street
		18/06/2025 13:30	23/07/2025 11:10	18/06/2025 9:20	18/06/2025 9:55	18/06/2025 9:20	10/12/2025 8:55	10/12/2025 9:50	10/12/2025 9:20	10/12/2025 10:55	10/12/2025 10:15
		GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB	GRAB
Aluminum Total	µg/L	66	62	70	69	68	73	71	81	86	78
Antimony Total	µg/L	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Arsenic Total	µg/L	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Barium Total	µg/L	1.9	2.6	1.9	2	1.9	2.3	2.4	2.4	2.7	2.6
Boron Total	µg/L	<10	<10	<10	<10	<10	<10	<10	<10	<10	<10
Cadmium Total	µg/L	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Calcium Total	µg/L	791	862	875	877	801	965	902	1220	1060	999
Chromium Total	µg/L	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.05	<0.05	<0.05
Cobalt Total	µg/L	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Copper Total	µg/L	7.2	1.4	3.9	7.3	1.3	1.7	2.5	2.1	5.4	2.5
Iron Total	µg/L	30	30	33	31	35	40	39	37	41	43
Lead Total	µg/L	0.6	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Magnesium Total	µg/L	75	87	71	75	73	85	85	84	93	88
Manganese Total	µg/L	2.7	3.0	2.5	1.9	2.3	1.7	1.7	1.3	1.8	2
Mercury Total	µg/L	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Molybdenum Total	µg/L	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel Total	µg/L	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Potassium Total	µg/L	125	119	126	130	124	117	117	122	121	117
Selenium Total	µg/L	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Silver Total	µg/L	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Sodium Total	µg/L	8720	9980	8340	9190	8560	9900	10000	10000	10200	10700
Zinc Total	µg/L	3.9	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0	<3.0

TOL-467 was resampled due to an anomalous lead reading

		THM (ppb)						HAA (ppb)						
Sample	Date Sampled	Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Total THM Quarterly Average (Guideline Limit 100 ppb)	Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	Total HAA Quarterly Average (Guideline Limit 80 ppb)
TOL-463	29-Jan-25	<1	<1	<1	21	22	25	<0.5	12	<0.5	<0.5	9.6	21	23
TOL-463	9-Apr-25	<1	<1	<1	20	20	24	<0.5	11	<0.5	<0.5	9.7	20	23
TOL-463	10-Sep-25	<1	<1	<1	23	24	23	<0.5	11	<0.5	<5.0	10	21	23
TOL-463	19-Nov-25	<1	<1	<1	27	27	22	<0.5	14	<0.5	<5.0	15	29	21
TOL-465	29-Jan-25	<1	<1	<1	22	23	32	<0.5	0.7	<0.5	<0.5	7.7	8.4	15
TOL-465	9-Apr-25	<1	<1	<1	24	25	30	<0.5	6.9	<0.5	<0.5	15	22	17
TOL-465	10-Sep-25	1	<1	<1	31	32	28	<0.5	3.6	<0.5	<5.0	13	17	19
TOL-465	19-Nov-25	<1	<1	<1	29	30	27	<0.5	10.0	<0.5	<5.0	25	35	16
TOL-469	29-Jan-25	<1	<1	<1	30	31	36	<0.5	7.5	<0.5	<0.5	20	27	27
TOL-469	9-Apr-25	<1	<1	<1	32	32	37	<0.5	7.6	<0.5	<0.5	22	30	29
TOL-469	11-Sep-25	1	<1	<1	47	48	38	<0.5	2.7	<0.5	<5.0	20	22	27
TOL-469	19-Nov-25	1	<1	<1	40	41	37	<0.5	5.8	<0.5	<5.0	31	36	26
TOL-691	29-Jan-25	<1	<1	<1	31	32	38	<0.5	11	<0.5	<0.5	26	37	32
TOL-691	9-Apr-25	<1	<1	<1	32	32	37	<0.5	11	<0.5	<0.5	27	38	35
TOL-691	10-Sep-25	1	<1	<1	41	42	36	<0.5	8.8	<0.5	<5.0	24	33	36
TOL-691	19-Nov-25	1	<1	<1	42	43	35	<0.5	13	<0.5	<5.0	40	53	36
TOL-694	29-Jan-25	<1	<1	<1	34	35	37	<0.5	7.9	<0.5	<0.5	25	33	37
TOL-694	9-Apr-25	<1	<1	<1	27	28	36	<0.5	9.8	<0.5	<0.5	22	31	37
TOL-694	10-Sep-25	1	<1	<1	35	36	34	<0.5	14	<0.5	<5.0	20	33	36
TOL-694	19-Nov-25	<1	<1	<1	36	37	33	<0.5	11	<0.5	<5.0	32	43	32

Sampling Point	Collection Date	Chlorine (free) (mg/L)	Colour (TCU)	Conductivity (uS/cm)	Escherichia coli / E. coli (counts) (CFU/100ml)	Heterotrophic Plate Count / HPC (CFU/ml)	pH	Temperature (degrees C)	Total Coliforms (counts) (CFU/100ml)	Turbidity (NTU)
Brown Park - treated	2025-01-08		2.3	154.5	0	< 1.0	8.19	12.9	0	0.28
Brown Park - treated	2025-01-15	0.24	< 2.0	57	0	< 1.0	7.56	8.6	0	0.16
Brown Park - treated	2025-01-22		< 2.0		0	< 1.0	8.33	10.5	0	0.58
Brown Park - treated	2025-01-29		< 2.0	154.2	0	< 1.0	8.10**	12.1	0	0.32
Brown Park - treated	2025-02-05		< 2.0	169	0	< 1.0	8.18	8.0	0	0.63
Brown Park - treated	2025-02-12		< 2.0	159.3	0	< 1.0	8.35	10.5	0	0.22
Brown Park - treated	2025-02-19		< 2.0	156.6	0	< 1.0	7.98	12.5	0	0.28
Brown Park - treated	2025-02-26		2.6	176	0	< 1.0	8.35	12.8	0	0.14
Brown Park - treated	2025-03-05		3.6	153.5	0	< 1.0	8.04**	**16.2**	0	0.20
Brown Park - treated	2025-03-19		< 2.0	152.2	0	1.0	8.41	**15.5**	0	0.14
Brown Park - treated	2025-03-26		< 2.0	176	0	< 1.0	8.32	14.0	0	0.27
Brown Park - treated	2025-04-02		2.1	177	0	< 1.0	8.33	**16.9**	0	0.24
Brown Park - treated	2025-04-09	**0.00**	< 2.0	151	0	< 1.0	8.21	13.1	0	0.18
Brown Park - treated	2025-04-16		< 2.0	151.5	0	< 1.0	8.34	**15.5**	0	0.30
Brown Park - treated	2025-04-23		2.5	152.2	0	< 1.0	8.08	**16.9**	0	0.33
Brown Park - treated	2025-04-30		< 2.0	180	0	< 1.0	8.40	13.8	0	0.75
Brown Park - treated	2025-05-07	**0.00**	3.1	174	0	1.0	7.95**	**18.8**	0	0.32
Brown Park - treated	2025-05-14		4.5	166	0	< 1.0	8.30	14.8	0	0.41
Brown Park - treated	2025-05-21		< 2.0	154	0	< 1.0	7.96	**15.4**	0	0.26
Brown Park - treated	2025-05-28		< 2.0	176	0	< 1.0	8.27	**15.7**	0	0.30
Brown Park - treated	2025-06-04		< 2.0	224.0	0	< 1.0	7.43	14.2	0	0.41
Brown Park - treated	2025-06-11		2.4	166.1	0	< 1.0	7.76	**15.6**	0	0.29
Brown Park - treated	2025-06-18		2.2	149.0	0	< 1.0	7.88	**20.8**	0	0.32
Brown Park - treated	2025-06-25		2.6	182	0	< 1.0	7.99**	**18.6**	0	0.46
Brown Park - treated	2025-07-02		2.1	151.5	0	< 1.0	7.64**	**17.8**	0	0.32
Brown Park - treated	2025-07-09		< 2.0	147.8	0	< 1.0	8.08	**20.1**	0	0.45
Brown Park - treated	2025-07-15		3.8				8.06			1.1
Brown Park - treated	2025-07-16		3.3	184	0	< 1.0	8.08	**17.2**	0	0.30
Brown Park - treated	2025-07-23		2.2	666	0	< 1.0	7.85	13.7	0	0.37
Brown Park - treated	2025-07-30		< 2.0	246	0	< 1.0	7.87**	**15.8**	0	0.88
Brown Park - treated	2025-08-06		< 2.0	236	0	< 1.0	7.38**	**15.5**	0	0.65
Brown Park - treated	2025-08-13	**0.00**	2.8	133	0	< 1.0	7.85	**22.0**	0	0.47
Brown Park - treated	2025-08-20	**0**	4.5	73.5	0	< 1.0	**6.35**	**18.5**	0	0.43
Brown Park - treated	2025-08-27		3.4	148.5	0	< 1.0	8.28**	**23.6**	0	0.56
Brown Park - treated	2025-09-03		4.5	78.4	0	< 1.0	**6.73****	**18.0**	0	0.28
Brown Park - treated	2025-09-10	**0.00**	< 2.0	174	0	< 1.0	8.02**	**19.7**	0	0.27
Brown Park - treated	2025-09-17		< 2.0	155.0	0	< 1.0	7.92**	14.2	0	0.36
Brown Park - treated	2025-09-24		< 2.0	154.8	0	< 1.0	7.94**	**17.0**	0	< 0.10
Brown Park - treated	2025-10-01		< 2.0	43.8	0	< 1.0	**6.46****	**18.0**	0	0.27
Brown Park - treated	2025-10-08		< 2.0	125.1	0	< 1.0	8.16**	**18.2**	0	0.31
Brown Park - treated	2025-10-15	**0**	2.6	180	0	1.0	8.02**	**16.2**	0	0.55
Brown Park - treated	2025-10-22		< 2.0	257	0	< 1.0	8.19**	**16.1**	0	0.66
Brown Park - treated	2025-11-05		2.6	147.0	0	< 1.0	8.08**	**18.1**	0	0.50
Brown Park - treated	2025-11-12	**0.0**	< 2.0	155.0	0	1.0	8.24	**16.6**	0	0.34
Brown Park - treated	2025-11-19	0.05	< 2.0	135	0	< 1.0	8.12**	**16**	0	0.35
Brown Park - treated	2025-11-26		4.2	129.9	0	< 1.0	8.10**	**19.6**	0	0.39
Brown Park - treated	2025-12-03	**0.00**	2.6	130.2	0	< 1.0	7.86	**16.4**	0	0.29
Brown Park - treated	2025-12-10		< 2.0	145.0	0	1.0	8.23**	14.0	0	0.38
Brown Park - treated	2025-12-17		2.4	148.1	0	< 1.0	8.30**	13.7	0	0.31

Sampling Point	Collection Date	Chlorine (free) (mg/L)	Colour (TCU)	Conductivity (uS/cm)	Escherichia coli / E. coli (counts) (CFU/100ml)	Heterotrophic Plate Count / HPC (CFU/ml)	pH	Temperature (degrees C)	Total Coliforms (counts) (CFU/100ml)	Turbidity (NTU)
Brown Park - treated	2025-12-22		6.6	141.1	0	< 1.0	7.76**	14.9	0	0.47
Ponder Park	2025-01-14		< 2.0		0		8.01		0	0.91
Ponder Park	2025-03-26				0				0	
Ponder Park	2025-07-15		2.3		0		7.90		0	0.38
Ponder Park	2025-10-21			156	0		8.23	12.9	0	
Williams Park - Treated	2025-01-08		< 2.0	234	0	< 1.0	6.85	13.0	0	< 0.10
Williams Park - Treated	2025-01-15	0.60	< 2.0	184	0	< 1.0	7.93	10.6	0	< 0.10
Williams Park - Treated	2025-01-22		< 2.0		0	2.0	7.68	10.8	0	< 0.10
Williams Park - Treated	2025-01-29		< 2.0	231.0	0	< 1.0	6.79**	**16.2**	0	< 0.10
Williams Park - Treated	2025-02-05		< 2.0	229	0	< 1.0	7.10	11.0	0	0.19
Williams Park - Treated	2025-02-12		< 2.0	235.0	0	2.0	6.50	13.9	0	< 0.10
Williams Park - Treated	2025-02-19		< 2.0	228.0	0	< 1.0	6.62	**17.5**	0	< 0.10
Williams Park - Treated	2025-02-26		3.7	260	0	< 1.0	**6.04**	**20.5**	0	0.12
Williams Park - Treated	2025-03-05		< 2.0	22.7	0	< 1.0	6.72**	**20.7**	0	0.12
Williams Park - Treated	2025-03-19		< 2.0	236.0	0	< 1.0	7.42	11.8	0	0.20
Williams Park - Treated	2025-03-26		< 2.0	267	0	< 1.0	**6.44**	12.4	**14**	0.17
Williams Park - Treated	2025-04-02		< 2.0	277	0	< 1.0	6.87	11.5	0	0.14
Williams Park - Treated	2025-04-09	0.21	< 2.0	253	0	< 1.0	7.33	12.2	0	0.10
Williams Park - Treated	2025-04-16		< 2.0	255	0	< 1.0	7.90	12.4	0	0.20
Williams Park - Treated	2025-04-23		< 2.0	285.0	0	< 1.0	7.88	12.8	0	< 0.10
Williams Park - Treated	2025-04-30		< 2.0	268	0	< 1.0	7.70	11.2	0	0.11
Williams Park - Treated	2025-05-07	0.07	2.5	267	0	< 1.0	**7.32****	**16.6**	0	< 0.10
Williams Park - Treated	2025-05-14	0.19	< 2.0	254	0	< 1.0	7.53	13.2	0	0.13
Williams Park - Treated	2025-05-21		< 2.0	255	0	< 1.0	7.04	11.9	0	0.14
Williams Park - Treated	2025-05-28		< 2.0	263	0	< 1.0	6.94	**15.3**	0	< 0.10
Williams Park - Treated	2025-06-04		< 2.0	152.9	0	< 1.0	8.19	**16.9**	0	0.10
Williams Park - Treated	2025-06-11		< 2.0	223	0	< 1.0	7.39	14.4	0	0.10
Williams Park - Treated	2025-06-18		< 2.0	296.0	0	< 1.0	7.52	14.2	0	0.14
Williams Park - Treated	2025-06-25		2.5	246	0	1.0	7.72**	**17.0**	0	0.15
Williams Park - Treated	2025-07-02		< 2.0	22.6	0	< 1.0	**7.02****	**15.3**	0	0.13
Williams Park - Treated	2025-07-09		3.6	460	0	< 1.0	7.19	**20.5**	0	0.11
Williams Park - Treated	2025-07-15		< 2.0				8.12			0.45
Williams Park - Treated	2025-07-16		5.3	427	0	< 1.0	7.15	13.3	0	0.13
Williams Park - Treated	2025-07-23		< 2.0	562	0	< 1.0	7.30	14.0	0	0.64
Williams Park - Treated	2025-07-30	0.36	< 2.0	342	0	< 1.0	7.56**	**16.4**	0	0.13
Williams Park - Treated	2025-08-06	0.24	< 2.0	462	0	< 1.0	7.02**	**15.4**	0	< 0.10
Williams Park - Treated	2025-08-13	0.10	< 2.0	172	0	2.0	8.36	**15.2**	0	0.32
Williams Park - Treated	2025-08-20	**0**	2.7	251.0	0	3.0	6.71	**18.0**	0	< 0.10
Williams Park - Treated	2025-08-27		3.2	270.0	0	1.0	7.22**	**16.6**	0	0.17
Williams Park - Treated	2025-09-03		< 2.0	251.0	0	< 1.0	7.20**	15.0	0	< 0.10
Williams Park - Treated	2025-09-10	**0.04**	< 2.0	281	0	< 1.0	7.14**	14.0	0	0.53
Williams Park - Treated	2025-09-17		< 2.0	249.0	0	2.0	7.30**	14.9	0	0.25
Williams Park - Treated	2025-09-24		< 2.0	244.0	0	< 1.0	7.83**	13.5	0	0.44
Williams Park - Treated	2025-10-01		< 2.0	219.0	0	< 1.0	7.12**	15.0	0	0.17
Williams Park - Treated	2025-10-08	**0.02**	< 2.0	210	0	< 1.0	7.40**	14.4	0	< 0.10
Williams Park - Treated	2025-10-15	**0.02**	2.3	266	0	< 1.0	**6.97****	13.5	0	< 0.10
Williams Park - Treated	2025-10-22	0.58	< 2.0	316	0	< 1.0	7.26**	14.0	0	0.17
Williams Park - Treated	2025-11-05		< 2.0	229.0	0	< 1.0	6.92**	**15.2**	0	0.11
Williams Park - Treated	2025-11-12	0.05	< 2.0	246	0	< 1.0	6.67	13.2	0	< 0.10

Sampling Point	Collection Date	Chlorine (free) (mg/L)	Colour (TCU)	Conductivity (uS/cm)	Escherichia coli / E. coli (counts) (CFU/100ml)	Heterotrophic Plate Count / HPC (CFU/ml)	pH	Temperature (degrees C)	Total Coliforms (counts) (CFU/100ml)	Turbidity (NTU)
Williams Park - Treated	2025-11-19	**0**	< 2.0	208	0	< 1.0	**6.56****	**16.6**	0	0.16
Williams Park - Treated	2025-11-26		< 2.0	209	0	2.0	7.13**	**17.1**	0	< 0.10
Williams Park - Treated	2025-12-03	**0.00**	< 2.0	209.0	0	< 1.0	7.57	**16.0**	0	< 0.10
Williams Park - Treated	2025-12-10		< 2.0	214.0	0	3.0	7.46**	14.3	0	0.13
Williams Park - Treated	2025-12-17		< 2.0	212	0	< 1.0	7.29**	13.0	0	0.11
Williams Park - Treated	2025-12-22		2.4	233	0	< 1.0	**6.81****	11.9	0	0.23

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
1,1,1,2-Tetrachloroethane ug/L		< 0.50	< 0.50		
1,1,1-Trichloroethane mg/L		< 0.00050			
1,1,2,2-Tetrachloroethane mg/L		< 0.00050			
1,1,2-Trichloro-1,2,2-trifluroethane ug/L		< 2.0	< 2.0		
1,1,2-Trichloroethane mg/L		< 0.00050			
1,1-Dichloroethane mg/L		< 0.00050			
1,1-Dichloroethylene mg/L		< 0.00050			
1,2,3-Trichlorobenzene ug/L		< 2.0	< 2.0		
1,2,4-Trichlorobenzene ug/L		< 2.0	< 2.0		
1,2-Dichlorobenzene mg/L		< 0.00050			
1,2-Dichloroethane mg/L		< 0.00050			
1,2-Dichloropropane mg/L		< 0.00050			
1,3,5-Trimethylbenzene ug/L		< 2.0	< 2.0		
1,3-Butadiene ug/L		< 0.50	< 0.50		
1,3-Dichlorobenzene mg/L		< 0.00050			
1,3-Dichloropropane ug/L		< 1.0	< 1.0		
1,4-Dichlorobenzene mg/L		< 0.00050			
1-Methylnaphthalene mg/L		< 0.000050			< 0.000050
2,3,4,5-Tetrachlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,3,4,6-Tetrachlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,3,4-Trichlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,3,5,6-Tetrachlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,3,5-Trichlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,3,6-Trichlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,3-Dichlorophenol ug/L		< 0.10	< 0.10		< 0.10

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
2,4 + 2,5-Dichlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,4'-DDD (o,p-DDD) ug/L		< 0.010	< 0.010		< 0.010
2,4'-DDE (o,p-DDE) ug/L		< 0.010	< 0.010		< 0.010
2,4,5-Trichlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,4,6-Trichlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,4-Dimethylphenol ug/L		< 0.50	< 0.50		< 0.50
2,4-Dinitrophenol ug/L		< 0.50	< 0.50		< 0.50
2,6-Dichlorophenol ug/L		< 0.10	< 0.10		< 0.10
2,6-Dimethylphenol ug/L		< 0.50	< 0.50		< 0.50
2-Chlorophenol ug/L		< 0.080	< 0.080		< 0.080
2-hydroxyphenol (Catechol) ug/L		< 10	< 10		< 10
2-methyl-4-chlorophenoxyacetic acid / MCPA ug/L		< 0.020	< 0.020		< 0.020
2-Methylnaphthalene mg/L		< 0.00010			< 0.00010
2-Methylphenol ug/L		< 0.50	< 0.50		< 0.50
2-Nitrophenol ug/L		< 0.50	< 0.50		< 0.50
3 and 4-Chlorophenol ug/L		< 0.080	< 0.080		< 0.080
3,4,5-Trichlorophenol ug/L		< 0.10	< 0.10		< 0.10
3,4-Dichlorophenol ug/L		< 0.10	< 0.10		< 0.10
3,4-Dimethylphenol ug/L		< 0.50	< 0.50		< 0.50
3,4-Methylphenol ug/L		< 0.50	< 0.50		< 0.50
3,5-Dichlorophenol ug/L		< 0.10	< 0.10		< 0.10
4,4'-DDE (pp-DDE) ug/L		< 0.010	< 0.010		< 0.010
4,4'-DDT (pp-DDT) ug/L		< 0.010	< 0.010		< 0.010
4,6-Dinitro-o-cresol ug/L		< 0.50	< 0.50		< 0.50
4-Chloro-3-methylphenol (Parachlorometa cresol) ug/L		< 1.0	< 1.0		< 1.0
4-Nitrophenol ug/L		< 0.50	< 0.50		< 0.50
a-Chlordane ug/L		< 0.050			< 0.050
Acenaphthene mg/L		< 0.000050			< 0.000050
Acenaphthylene mg/L		< 0.000050			< 0.000050
Acridine mg/L		< 0.000050			< 0.000050
Alachlor ug/L		< 0.050	< 0.050		< 0.050
Aldrin ug/L		< 0.020	< 0.020		< 0.020
Alkalinity (phenolphthalein, as CaCO3) mg/L		< 1.0	< 1.0		< 1.0

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
Alkalinity (total, as CaCO3) mg/L		82	65		86
alpha-BHC ug/L		< 0.050	< 0.050		< 0.050
Aluminum (dissolved) mg/L	< 0.0030	< 0.0030		< 0.0030	< 0.0030
Aluminum (total) mg/L	< 0.0030	< 0.0030		< 0.0030	0.0040
Ammonia (total, as N) mg/L		0.057	< 0.015		0.19
Anthracene mg/L		< 0.000010			< 0.000010
Antimony (dissolved) mg/L	< 0.00050	< 0.00050		< 0.00050	< 0.00050
Antimony (total) mg/L	< 0.00050	< 0.00050		< 0.00050	< 0.00050
Aspon ug/L		< 0.050	< 0.050		< 0.050
Atrazine ug/L		< 0.050	< 0.050		< 0.050
Azinphos-ethyl ug/L		< 0.20	< 0.20		< 0.20
Azinphos-methyl ug/L		< 0.20	< 0.20		< 0.20
Barium (dissolved) mg/L	< 0.0010	0.0234		< 0.0010	0.0035
Barium (total) mg/L	< 0.0010	0.0215		< 0.0010	0.0036
Benfluralin ug/L		< 0.050	< 0.050		< 0.050
Benzene mg/L		< 0.00040			
Benzo(a)anthracene mg/L		< 0.000010			< 0.000010
Benzo(a)pyrene mg/L		< 0.0000050			< 0.0000050
Benzo(b,j)fluoranthene mg/L		< 0.000030			< 0.000030
Benzo(g,h,i)perylene mg/L		< 0.000050			< 0.000050
Benzo(k)fluoranthene mg/L		< 0.000050			< 0.000050
Beryllium (dissolved) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
Beryllium (total) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
beta-BHC ug/L		< 0.050	< 0.050		< 0.050
Bicarbonate (as HCO3) mg/L		100	79		100
Bismuth (dissolved) mg/L	< 0.0010	< 0.0010		< 0.0010	< 0.0010
Bismuth (total) mg/L	< 0.0010	< 0.0010		< 0.0010	< 0.0010
Boron (dissolved) mg/L	< 0.05	< 0.05		0.104	0.082
Boron (total) mg/L	< 0.05	< 0.05		0.107	0.082
Bromacil ug/L		< 0.050	< 0.050		< 0.050
Bromobenzene ug/L		< 2.0	< 2.0		
Bromodichloromethane mg/L		< 0.0010			
Bromoform mg/L		< 0.0010			
Bromophos ug/L		< 0.050	< 0.050		< 0.050
Bromophos-ethyl ug/L		< 0.050	< 0.050		< 0.050
Butylate ug/L		< 0.050	< 0.050		< 0.050
Cadmium (dissolved) mg/L	< 0.000010	< 0.000010		< 0.000010	< 0.000010
Cadmium (total) mg/L	< 0.000010	< 0.000010		< 0.000010	< 0.000010
Calcium (dissolved) mg/L	< 0.050	13.5	18.5	< 0.050	4.19
Calcium (total) mg/L	< 0.050	13.1	18.8	< 0.050	4.11

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
Captan ug/L		< 0.10	< 0.10		< 0.10
Carbon tetrachloride mg/L		< 0.00050			
Carbonate (as CO3) mg/L		< 1.0	< 1.0		< 1.0
Carbophenothion - solids (dry weight) ug/L		< 0.30	< 0.30		< 0.30
Chlorate mg/L		< 0.10	< 0.10		< 0.10
Chlorbenside ug/L		< 0.050	< 0.050		< 0.050
Chlorfenson ug/L		< 0.050	< 0.050		< 0.050
Chlorfenvinphos ug/L		< 0.050	< 0.050		< 0.050
Chloride mg/L		3.2	2.0		< 1.0
Chlorite mg/L		< 0.10	< 0.10		< 0.10
Chlormephos ug/L		< 0.050	< 0.050		< 0.050
Chlorobenzene mg/L		< 0.00050			
Chloroethane mg/L		< 0.0010			
Chloroform mg/L		< 0.0010			
Chlorophenols (total) ug/L		< 0.10	< 0.10		< 0.10
Chloropropham ug/L		< 0.050	< 0.050		< 0.050
Chlorothalonil ug/L		< 0.050	< 0.050		< 0.050
Chlorpyrifos ug/L		< 0.010	< 0.010		< 0.010
Chlorthiophos ug/L		< 0.050	< 0.050		< 0.050
Chromium (dissolved) mg/L	< 0.0010	< 0.0010		< 0.0010	< 0.0010
Chromium (total) mg/L	< 0.0010	< 0.0010		< 0.0010	< 0.0010
Chrysene mg/L		< 0.000020			< 0.000020
cis-1,2-Dichloroethylene mg/L		< 0.0010			
cis-1,3-Dichloropropene mg/L		< 0.0010			
Cobalt (dissolved) mg/L	< 0.00020	< 0.00020		< 0.00020	< 0.00020
Cobalt (total) mg/L	< 0.00020	< 0.00020		< 0.00020	< 0.00020
Copper (dissolved) mg/L	< 0.00020	< 0.00020		0.00132	< 0.00020
Copper (total) mg/L	< 0.00020	0.00066		0.00149	< 0.00050
Cyanazine ug/L		< 0.050	< 0.050		< 0.050
Cyanide (total) mg/L		< 0.00050	< 0.00050		0.00062
Cyanophos ug/L		< 0.050	< 0.050		< 0.050
DCPA ug/L		< 0.050	< 0.050		< 0.050
delta-BHC ug/L		< 0.050	< 0.050		< 0.050
Dibenz(a,h)anthracene mg/L		< 0.0000030			
Dibenzo(a,h)anthracene mg/L					< 0.0000030
Dibromochloromethane mg/L		< 0.0010			
Dichlorodifluoromethane / Freon 12 ug/L		< 2.0	< 2.0		
Dichloromethane mg/L		< 0.0020			
Dichlorophenols (total) ug/L		< 0.10	< 0.10		< 0.10

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
Dissolved Organic Carbon mg/L		< 0.50	0.58		< 0.50
Ethylbenzene mg/L		< 0.00040			
Ethylene dibromide / EDB ug/L		< 0.20	< 0.20		
Fluoranthene mg/L		< 0.000020			< 0.000020
Fluorene mg/L		< 0.000050			< 0.000050
Fluoride mg/L		0.079	< 0.050		0.091
g-Chlordane ug/L		< 0.050			< 0.050
Gross alpha particle activity Bq/L		< 0.10	< 0.10		< 0.10
Gross beta particle activity Bq/L		0.18	< 0.10		0.15
Hardness (dissolved, as CaCO3) mg/L	< 0.50	60.3	75.5	< 0.50	17.9
Hardness (total, as CaCO3) mg/L	< 0.50	57.7	76.0	< 0.50	17.7
Hexachlorobutadiene ug/L		< 0.50	< 0.50		
Hydroquinone ug/L		< 1.0	< 1.0		< 1.0
Hydroxide (as OH) mg/L		< 1.0	< 1.0		< 1.0
Indeno(1,2,3-c,d)pyrene mg/L		< 0.000050			< 0.000050
Iron (dissolved) mg/L	< 0.0050	0.491		< 0.0050	0.0286
Iron (total) mg/L	0.0207	**0.506**		< 0.0050	0.09
Isopropylbenzene ug/L		< 2.0	< 2.0		
Lead (dissolved) mg/L	< 0.00020	< 0.00020		< 0.00020	< 0.00020
Lead (total) mg/L	< 0.00020	0.00026		< 0.00020	0.00044
Lithium (dissolved) mg/L	< 0.0020	< 0.0020		< 0.0020	< 0.0020
Lithium (total) mg/L		< 0.0020			< 0.0020
m- + p- Xylene mg/L		< 0.00040			
Magnesium (dissolved) mg/L	< 0.050	6.44	7.12	< 0.050	1.81
Magnesium (total) mg/L	< 0.050	6.10	7.04	< 0.050	1.80
Manganese (dissolved) mg/L	< 0.0010	0.139		0.0021	0.0133
Manganese (total) mg/L	< 0.0010	**0.133**		0.0024	0.0136
Mercury (dissolved) mg/L	< 0.0000019	< 0.0000019		< 0.0000019	< 0.0000019
Mercury (total) mg/L	< 0.0000019	< 0.0000019		< 0.0000019	< 0.0000019
Methyl bromide (Bromomethane) ug/L		< 1.0	< 1.0		
Methyl chloride mg/L		< 0.0010			
Methyl tert-butyl ether / MTBE mg/L		< 0.0040			
Molybdenum (dissolved) mg/L	0.0019	0.0018		< 0.0010	0.0027
Molybdenum (total) mg/L	0.0018	0.0018		< 0.0010	0.0028
Monochlorophenols (total) ug/L		< 0.080	< 0.080		< 0.080

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
Naphthalene mg/L		< 0.00010			< 0.00010
Nickel (dissolved) mg/L	< 0.0010	< 0.0010		< 0.0010	< 0.0010
Nickel (total) mg/L	< 0.0010	< 0.0010		< 0.0010	< 0.0010
Nitrate + Nitrite (as N) mg/L		< 0.020	0.479		< 0.020
Nitrilotriacetic acid / NTA mg/L		< 0.050	< 0.050		< 0.050
Nitrite (as N) mg/L		< 0.0050	0.0467		< 0.0050
Non-chlorinated Phenols ug/L		< 10	< 10		< 10
o-Xylene mg/L		< 0.00040			
Pentachlorophenol / PCP ug/L		< 0.10	< 0.10		< 0.10
Phenanthrene mg/L		< 0.000050			< 0.000050
Phenol ug/L		< 0.50	< 0.50		< 0.50
Phosphorus (total) mg/L		0.15	0.029		0.24
Potassium (dissolved) mg/L	0.065	2.05	1.66	2.14	7.04
Potassium (total) mg/L	0.061	2.00	1.76	2.14	7.10
Pyrene mg/L		< 0.000020			< 0.000020
Quinoline mg/L		< 0.000020			< 0.000020
Resorcinol ug/L		< 10	< 10		< 10
Selenium (dissolved) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
Selenium (total) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
Silicon (dissolved, as Si) mg/L	13.6	13.5		6.79	6.19
Silicon (total, as Si) mg/L	14.2	12.7		6.89	6.16
Silver (dissolved) mg/L	< 0.000020	< 0.000020		< 0.000020	< 0.000020
Silver (total) mg/L	< 0.000020	< 0.000020		< 0.000020	< 0.000020
Sodium (dissolved) mg/L	39.7	11.4	3.97	45.4	31.6
Sodium (total) mg/L	41.9	10.3	3.82	45.3	30.9
Strontium (dissolved) mg/L	< 0.0010	0.0652		< 0.0010	0.0259
Strontium (total) mg/L	< 0.0010	0.0630		< 0.0010	0.0265
Styrene mg/L		< 0.00050			
Sulfur (dissolved) mg/L	< 3.0	< 3.0	5.6	< 3.0	4.2
Sulfur (total) mg/L	< 3.0	< 3.0	5.3	< 3.0	4.1
Sulphate mg/L		3.0	19		14
Sulphide (total, as H2S) mg/L		0.012	< 0.0020		0.0091
Sulphide (total, as S) mg/L		0.011	< 0.0018		0.0086
Tetrachloroethylene / PCE mg/L		< 0.00050			
Thallium (dissolved) mg/L	< 0.000010	< 0.000010		< 0.000010	< 0.000010
Thallium (total) mg/L	< 0.000010	< 0.000010		< 0.000010	< 0.000010
Tin (dissolved) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050
Tin (total) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
Titanium (dissolved) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050
Titanium (total) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050
Toluene mg/L		< 0.00040			
Total Dissolved Solids / TDS mg/L		100	96		110
Total HMW PAH ug/L		< 0.050	< 0.050		< 0.050
Total LMW PAH ug/L		< 0.10	< 0.10		< 0.10
Total Organic Carbon / TOC mg/L		< 0.50	< 0.50		< 0.50
Total PAH ug/L		< 0.10	< 0.10		< 0.10
Total Tetrachlorophenols ug/L		< 0.10	< 0.10		< 0.10
Total Trichlorophenols ug/L		< 0.10	< 0.10		< 0.10
trans-1,2-Dichloroethylene mg/L		< 0.0010			
trans-1,3-Dichloropropene ug/L		< 1.0	< 1.0		
Trichloroethylene / TCE mg/L		< 0.00050			
Trichlorofluoromethane mg/L		< 0.0040			
Uranium (dissolved) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
Uranium (total) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
Vanadium (dissolved) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050
Vanadium (total) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050
Vinyl chloride mg/L		< 0.00050			
Volatile Hydrocarbons water C6-C10 (VHw) ug/L		< 300	< 300		
Volatile Petroleum Hydrocarbons C06-C10 (less BTEX) ug/L		< 300	< 300		
Xylenes (total) mg/L		< 0.00040			
Zinc (dissolved) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050
Zinc (total) mg/L	< 0.0050	< 0.0050		< 0.0050	< 0.0050
Zirconium (dissolved) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
Zirconium (total) mg/L	< 0.00010	< 0.00010		< 0.00010	< 0.00010
1,1,1-Trichloroethane ug/L			< 0.50		
1,1,2,2-Tetrachloroethane ug/L			< 0.50		
1,1,2-Trichloroethane ug/L			< 0.50		
1,1-Dichloroethane ug/L			< 0.50		
1,1-Dichloroethylene ug/L			< 0.50		
1,2-Dichlorobenzene ug/L			< 0.50		

Sampling Point	Brown Park - Winter	Brown Park - Summer	Ponder Park (Annual)	Williams Park - Winter	Williams Park - Summer
Collection Date	2025-02-05	2025-07-15	2025-07-15	2025-02-05	2025-07-15
1,2-Dichloroethane ug/L			< 0.50		
1,2-Dichloropropane ug/L			< 0.50		
1,3-Dichlorobenzene ug/L			< 0.50		
1,4-Dichlorobenzene ug/L			< 0.50		
1-Methylnaphthalene ug/L			< 0.050		
2,4' + 4,4'-DDD ug/L		< 0.010	< 0.010		< 0.010
2-Methylnaphthalene ug/L			< 0.10		
Acenaphthene ug/L			< 0.050		
Acenaphthylene ug/L			< 0.050		
Acridine ug/L			< 0.050		

Appendix B – Parks Drinking Water System Reports

DRINKING WATER SYSTEM ANNUAL REPORT

Reporting Period:	January 1st to December 31st, 2025 (year)
Water System	Brown Park
Water System Owner	Township of Langley
Primary Contact Name (Operator or Manager)	Chris Di Francescantonio
Phone Number (Operator or Manager)	236-333-4209
E-mail (Operator or Manager)	cdifrancescantonio@tol.ca

DESCRIBE YOUR WATER SUPPLY SYSTEM

What is the Source(s) of Raw Water?

☐ Deep Well ☐ Shallow Well ☐ Surface Water ☒ Other

If other, specify details: 2 wells- Deep well is for drinking water, shallow well is for irrigation only

Does the Drinking Water System have Primary Disinfection? ☒ Yes ☐ No

☐ Chlorination ☒ Ultraviolet Light ☐ Ozone ☐ Other

If other, specify details: NSF UV Sterilization

Does the Drinking Water System have Secondary Disinfection? ☐ Yes ☒ No

☐ Chlorination ☐ Other

If other, specify details:

Does the Drinking Water System have Filtration? ☒ Yes ☐ No

Check all boxes that apply

☒ Cartridge Filter(s) ☐ Carbon Filter ☐ Sand Filtration ☐ Reverse Osmosis ☒ Other

If other, specify details: Water Softener, and Cartridge Filter

PUBLIC REPORTING

Emergency Response & Contingency Plan (ERCP)

Is your ERCP up to Date? ☒ Yes ☐ No

How do you Inform the System Users of the ERCP?

☐ Hand Delivered ☐ Bulletin Board ☐ Newspaper ☐ Utility Bill Insert ☒ Website

☐ Other (specify details)

Drinking Water System Annual Report

How do you Inform the System Users of the Annual Report?

☐ Hand Delivered ☐ Bulletin Board ☐ Newspaper ☐ Utility Bill Insert ☒ Website

☐ Other (specify details)

COMPLIANCE WITH OPERATING PERMIT

List the conditions that have been placed on your Operating Permit *(if you have conditions, these will be stated on your permit)**:***

Nitrate-Nitrogen water sampling to be analyzed every 6 months for raw well water and treated water (drinking fountain). Sample post treatment for manganese every 6 months.

Are you in compliance with the conditions listed on your Operating Permit? ☒ Yes ☐ No ☐ N/A

BACTERIOLOGICAL TESTING AND DRINKING WATER PROTECTION REGULATION WATER QUALITY STANDARDS

How many bacteriological samples were collected during this reporting period? 52

What is the minimum required sampling frequency for this system? (#samples/month) 4 Samples/month

Additional sampling details: System is sampled weekly.

Was the minimum required sampling frequency achieved? ☒ Yes ☐ No

Comments:

Bacteriological summary attached to this report? ☒ Yes ☐ No

If no, how do the users of the system view the results?

WATER QUALITY STANDARDS FOR POTABLE WATER

Parameter:	***Standard:***	**Did this system meet standard?**	
Escherichia coli (for all samples)	No detectable *Escherichia coli* per 100ml	☒ Yes	☐ No
Total Coliform Bacteria *(if only 1 sample collected in a 30 day period)*	No detectable total coliform bacteria per 100ml	☒ Yes	☐ No
Total Coliform Bacteria *(if more than 1 sample collected in a 30 day period)*	No more than 10% of samples contain total coliform bacteria, **and** No sample has more than 10 total coliform bacteria per 100ml	☒ Yes	☐ No

If the system did not meet any of above Drinking Water Protection Regulation standards, record the results in the table below; attach additional sheets if necessary.

Date	TC/100ml	E.coli/100ml	Reason	Corrective Action

CHEMICAL SAMPLING COMPLETED DURING THIS REPORTING PERIOD

Was any chemical sampling conducted during reporting period? ☒ Yes ☐ No

If no, when were the last chemical samples conducted for this system?

(date) ☐ Don't Know ☐ Never

If yes, did all water samples meet the Guidelines for Canadian Drinking Water Quality?

☒ Yes ☐ No

If any water samples did not meet the Guidelines for Canadian Drinking Water Quality, record the results in the table below; attach additional sheets if necessary.

Parameter	Result	Corrective Action / Treatment / Comments
Manganese	0.144 mg/L	Winter Sample - No action at this time
Manganese	0.133 mg/L	Summer Sample - No action at this time

ADDITIONAL TESTING

Does the system have analyzers for continuous monitoring? ☐ Yes ☒ No

If yes, check all boxes that apply:

☐ Chlorine ☐ Turbidity ☐ Other (details)

Are the results available on request?

If any additional testing or sampling was conducted, record results in the table below; attach additional sheets if necessary.

Additional Testing & Reason for Sampling	Corrective Action Taken

WATER QUALITY COMPLAINTS

Were there any water quality complaints in this reporting period? (e.g. taste, odour, colour etc.) ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Date	Water Quality Complaint	Corrective Action / Treatment

OPERATIONAL PROBLEMS

Were there any operational problems during this reporting period? (e.g. insufficient water supply, malfunction of disinfection equipment, line breaks, elevated turbidity etc.). ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Incident Date	Type of Operational Problem	Corrective Action Taken

MAJOR UPGRADES/REPAIRS & EXPENSES

Were there any major upgrades/repairs or any major costs incurred during this reporting period? ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Major Upgrades/Expenses	Details
Improvements required by DWO	
Additions/changes to system	
Purchase or install new equipment	
Equipment repair or replacement	Replaced UV system August 2025
Annual maintenance of system	
Specialist report	
Other	

FUTURE IMPROVEMENTS

Are there any plans for future improvements? ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Future Upgrades or Improvements	Estimated Date of Completion

DATE COMPLETED: 23-Feb-2026	**COMPLETED BY:** Jessica Horne

DRINKING WATER SYSTEM ANNUAL REPORT

Reporting Period:	January 1st to December 31st, 2025 (year)
Water System	Ponder Park
Water System Owner	Township of Langley
Primary Contact Name (Operator or Manager)	Chris Di Francescantonio
Phone Number (Operator or Manager)	236-333-4209
E-mail (Operator or Manager)	cdifrancescantonio@tol.ca

DESCRIBE YOUR WATER SUPPLY SYSTEM

What is the Source(s) of Raw Water?

☒ Deep Well ☐ Shallow Well ☐ Surface Water ☐ Other

If other, specify details:

Does the Drinking Water System have Primary Disinfection? ☐ Yes ☒ No

☐ Chlorination ☐ Ultraviolet Light ☐ Ozone ☒ Other

If other, specify details:

Does the Drinking Water System have Secondary Disinfection? ☐ Yes ☒ No

☐ Chlorination ☐ Other

If other, specify details:

Does the Drinking Water System have Filtration? ☐ Yes ☒ No

Check all boxes that apply

☐ Cartridge Filter(s) ☐ Carbon Filter ☐ Sand Filtration ☐ Reverse Osmosis ☐ Other

If other, specify details:

PUBLIC REPORTING

Emergency Response & Contingency Plan (ERCP)

Is your ERCP up to Date? ☒ Yes ☐ No

How do you Inform the System Users of the ERCP?

☐ Hand Delivered ☐ Bulletin Board ☐ Newspaper ☐ Utility Bill Insert ☒ Website

☐ Other (specify details)

Drinking Water System Annual Report

How do you Inform the System Users of the Annual Report?

☐ Hand Delivered ☐ Bulletin Board ☐ Newspaper ☐ Utility Bill Insert ☒ Website

☐ Other (specify details)

COMPLIANCE WITH OPERATING PERMIT

List the conditions that have been placed on your Operating Permit *(if you have conditions, these will be stated on your permit)**:***

Are you in compliance with the conditions listed on your Operating Permit? ☒ Yes ☐ No ☐ N/A

BACTERIOLOGICAL TESTING AND DRINKING WATER PROTECTION REGULATION WATER QUALITY STANDARDS

How many bacteriological samples were collected during this reporting period? 4

What is the minimum required sampling frequency for this system? (#samples/month) Quarterly

Additional sampling details:

Was the minimum required sampling frequency achieved? ☒ Yes ☐ No

Comments:

Bacteriological summary attached to this report? ☒ Yes ☐ No

If no, how do the users of the system view the results?

WATER QUALITY STANDARDS FOR POTABLE WATER

Parameter:	***Standard:***	**Did this system meet standard?**	
Escherichia coli (for all samples)	No detectable *Escherichia coli* per 100ml	☒ Yes	☐ No
Total Coliform Bacteria *(if only 1 sample collected in a 30 day period)*	No detectable total coliform bacteria per 100ml	☒ Yes	☐ No
Total Coliform Bacteria *(if more than 1 sample collected in a 30 day period)*	No more than 10% of samples contain total coliform bacteria, **and** No sample has more than 10 total coliform bacteria per 100ml	☒ Yes	☐ No

If the system did not meet any of above Drinking Water Protection Regulation standards, record the results in the table below; attach additional sheets if necessary.

Date	TC/100ml	E.coli/100ml	Reason	Corrective Action

CHEMICAL SAMPLING COMPLETED DURING THIS REPORTING PERIOD

Was any chemical sampling conducted during reporting period? ☒ Yes ☐ No

If no, when were the last chemical samples conducted for this system?

(date) ☐ Don't Know ☐ Never

If yes, did all water samples meet the Guidelines for Canadian Drinking Water Quality?

☒ Yes ☐ No

If any water samples did not meet the Guidelines for Canadian Drinking Water Quality, record the results in the table below; attach additional sheets if necessary.

Parameter	Result	Corrective Action / Treatment / Comments

ADDITIONAL TESTING

Does the system have analyzers for continuous monitoring? ☐ Yes ☒ No

If yes, check all boxes that apply:

☐ Chlorine ☐ Turbidity ☐ Other (details)

Are the results available on request?

If any additional testing or sampling was conducted, record results in the table below; attach additional sheets if necessary.

Additional Testing & Reason for Sampling	Corrective Action Taken

WATER QUALITY COMPLAINTS

Were there any water quality complaints in this reporting period? (e.g. taste, odour, colour etc.) ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Date	Water Quality Complaint	Corrective Action / Treatment

OPERATIONAL PROBLEMS

Were there any operational problems during this reporting period? (e.g. insufficient water supply, malfunction of disinfection equipment, line breaks, elevated turbidity etc.). ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Incident Date	Type of Operational Problem	Corrective Action Taken

MAJOR UPGRADES/REPAIRS & EXPENSES

Were there any major upgrades/repairs or any major costs incurred during this reporting period? ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Major Upgrades/Expenses	Details
Improvements required by DWO	
Additions/changes to system	
Purchase or install new equipment	
Equipment repair or replacement	
Annual maintenance of system	
Specialist report	
Other	

FUTURE IMPROVEMENTS

Are there any plans for future improvements? ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Future Upgrades or Improvements	Estimated Date of Completion

DATE COMPLETED: 12-Feb-2026	**COMPLETED BY:** Jessica Horne

DRINKING WATER SYSTEM ANNUAL REPORT

Reporting Period:	January 1st to December 31st, 2025 (year)
Water System	Williams Park
Water System Owner	Township of Langley
Primary Contact Name (Operator or Manager)	Chris Di Francescantonio
Phone Number (Operator or Manager)	236-333-4209
E-mail (Operator or Manager)	cdifrancescantonio@tol.ca

DESCRIBE YOUR WATER SUPPLY SYSTEM

What is the Source(s) of Raw Water?

☐ Deep Well ☒ Shallow Well ☐ Surface Water ☐ Other

If other, specify details:

Does the Drinking Water System have Primary Disinfection? ☐ Yes ☐ No

☐ Chlorination ☒ Ultraviolet Light ☐ Ozone ☐ Other

If other, specify details:

Does the Drinking Water System have Secondary Disinfection? ☐ Yes ☒ No

☐ Chlorination ☐ Other

If other, specify details:

Does the Drinking Water System have Filtration? ☒ Yes ☐ No

Check all boxes that apply

☒ Cartridge Filter(s) ☐ Carbon Filter ☒ Sand Filtration ☐ Reverse Osmosis ☒ Other

If other, specify details: Arsenic Removal Filter, Cartridge Filter, Green Sand Filter

PUBLIC REPORTING

Emergency Response & Contingency Plan (ERCP)

Is your ERCP up to Date? ☒ Yes ☐ No

How do you Inform the System Users of the ERCP?

☐ Hand Delivered ☐ Bulletin Board ☐ Newspaper ☐ Utility Bill Insert ☒ Website

☐ Other (specify details)

Drinking Water System Annual Report

How do you Inform the System Users of the Annual Report?

☐ Hand Delivered ☐ Bulletin Board ☐ Newspaper ☐ Utility Bill Insert ☒ Website

☐ Other (specify details)

COMPLIANCE WITH OPERATING PERMIT

List the conditions that have been placed on your Operating Permit *(if you have conditions, these will be stated on your permit)**:***

Arsenic water sampling to be analyzed every 6 months.

Are you in compliance with the conditions listed on your Operating Permit? ☒ Yes ☐ No ☐ N/A

BACTERIOLOGICAL TESTING AND DRINKING WATER PROTECTION REGULATION WATER QUALITY STANDARDS

How many bacteriological samples were collected during this reporting period? 51

What is the minimum required sampling frequency for this system? (#samples/month) 4 Samples/month

Additional sampling details: System is sampled weekly.

Was the minimum required sampling frequency achieved? ☒ Yes ☐ No

Comments:

Bacteriological summary attached to this report? ☒ Yes ☐ No

If no, how do the users of the system view the results?

WATER QUALITY STANDARDS FOR POTABLE WATER

Parameter:	***Standard:***	**Did this system meet standard?**	
Escherichia coli (for all samples)	No detectable *Escherichia coli* per 100ml	☒ Yes	☐ No
Total Coliform Bacteria *(if only 1 sample collected in a 30 day period)*	No detectable total coliform bacteria per 100ml	☒ Yes	☐ No
Total Coliform Bacteria *(if more than 1 sample collected in a 30 day period)*	No more than 10% of samples contain total coliform bacteria, **and** No sample has more than 10 total coliform bacteria per 100ml	☒ Yes	☐ No

If the system did not meet any of above Drinking Water Protection Regulation standards, record the results in the table below; attach additional sheets if necessary.

Date	TC/100ml	E.coli/100ml	Reason	Corrective Action

CHEMICAL SAMPLING COMPLETED DURING THIS REPORTING PERIOD

Was any chemical sampling conducted during reporting period? ☒ Yes ☐ No

If no, when were the last chemical samples conducted for this system?

(date) ☐ Don't Know ☐ Never

If yes, did all water samples meet the Guidelines for Canadian Drinking Water Quality?

☒ Yes ☐ No

If any water samples did not meet the Guidelines for Canadian Drinking Water Quality, record the results in the table below; attach additional sheets if necessary.

Parameter	Result	Corrective Action / Treatment / Comments

ADDITIONAL TESTING

Does the system have analyzers for continuous monitoring? ☐ Yes ☒ No

If yes, check all boxes that apply:

☐ Chlorine ☐ Turbidity ☐ Other (details)

Are the results available on request?

If any additional testing or sampling was conducted, record results in the table below; attach additional sheets if necessary.

Additional Testing & Reason for Sampling	Corrective Action Taken

WATER QUALITY COMPLAINTS

Were there any water quality complaints in this reporting period? (e.g. taste, odour, colour etc.) ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Date	Water Quality Complaint	Corrective Action / Treatment

OPERATIONAL PROBLEMS

Were there any operational problems during this reporting period? (e.g. insufficient water supply, malfunction of disinfection equipment, line breaks, elevated turbidity etc.). ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Incident Date	Type of Operational Problem	Corrective Action Taken

MAJOR UPGRADES/REPAIRS & EXPENSES

Were there any major upgrades/repairs or any major costs incurred during this reporting period? ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Major Upgrades/Expenses	Details
Improvements required by DWO	
Additions/changes to system	
Purchase or install new equipment	
Equipment repair or replacement	
Annual maintenance of system	
Specialist report	
Other	

FUTURE IMPROVEMENTS

Are there any plans for future improvements? ☐ Yes ☒ No

If yes, complete the table below; attach additional sheets if necessary.

Future Upgrades or Improvements	Estimated Date of Completion

DATE COMPLETED: 09-Mar-2026	**COMPLETED BY:** Jessica Horne

Appendix C – Parks ERCP Contact Sheets

EMERGENCY RESPONSE & CONTINGENCY PLAN - CONTACT SHEET

Water System Name: Brown Park
Date Prepared: March 18, 2026

Emergency Contacts	Name	Phone	E-mail
Primary Contact (Operator/Person in Charge)	Dave Van de Leur	604-340-5336	dvandeleur@tol.ca
Secondary Contact (Back-up operator)	Chris Di Francescantonio	236-333-4209	cdifrancescantonio@tol.ca
Water System Owner	Township of Langley	604-532-7300	
Fraser Health Contacts			
Environmental Health Officer	EHO: Heather Slater Admin. Support	(604) 534-4121 604-870-7903	heather.Slater@fraserhealth.ca Hpland@fraserhealth.ca
Medical Health Officer	MHO line	604-587-3828 or 1-877-342-6647	
Fraser Health After Hours Contact (>4:30 pm & weekends)	Fraser Health On-Call Staff	604-527-4806	
Emergency Contacts			
Alternative Water Supply i.e. bottled water or bulk water hauler	Bottled water for caretaker		
Plumber	Township of Langley Facilities	604-532-7300	
Excavator	Township of Langley Construction/Utilities	604-532-7300	
Electrician	Township of Langley Facilities	604-532-7300	
Well Driller/ Pump Installer	Precision service and pumps	604-850-7010	
Utilities i.e. B.C. Hydro	BC Hydro	1-800-224-9376	

EMERGENCY RESPONSE & CONTINGENCY PLAN - CONTACT SHEET

Water System Name: Ponder Park
Date Prepared: March 18, 2026

Emergency Contacts	Name	Phone	E-mail
Primary Contact (Operator/Person in Charge)	Dave Van de Leur	604-340-5336	dvandeleur@tol.ca
Secondary Contact (Back-up operator)	Chris Di Francescantonio	236-333-4209	cdifrancescantonio@tol.ca
Water System Owner	Township of Langley	604-532-7300	
Fraser Health Contacts			
Environmental Health Officer	EHO: Heather Slater Admin. Support	(604) 534-4121 604-870-7903	Heather.Slater@fraserhealth.ca Hpland@fraserhealth.ca
Medical Health Officer	MHO line	604-587-3828 or 1-877-342-6647	
Fraser Health After Hours Contact (>4:30 pm & weekends)	Fraser Health On-Call Staff	604-527-4806	
Emergency Contacts			
Alternative Water Supply i.e. bottled water or bulk water hauler	Bottled water for caretaker		
Plumber	Township of Langley Facilities	604-532-7300	
Excavator	Township of Langley Construction/Utilities	604-532-7300	
Electrician	Township of Langley Facilities	604-532-7300	
Well Driller/ Pump Installer	Precision service and pumps	604-850-7010	
Utilities i.e. B.C. Hydro	BC Hydro	1-800-224-9376	

EMERGENCY RESPONSE & CONTINGENCY PLAN - CONTACT SHEET

Water System Name: Williams Park
Date Prepared: March 27, 2026

Emergency Contacts	Name	Phone	E-mail
Primary Contact (Operator/Person in Charge)	Dave Van de Leur	604-340-5336	dvandeleur@tol.ca
Secondary Contact (Back-up operator)	Chris Di Francescantonio	236-333-4209	cdifrancescantonio@tol.ca
Water System Owner	Township of Langley	604-532-7300	
Fraser Health Contacts			
Environmental Health Officer	EHO: Heather Slater Admin. Support	(604) 534-4121 604-870-7903	Heather.Slater@fraserhealth.ca Hpland@fraserhealth.ca
Medical Health Officer	MHO line	604-587-3828 or 1-877-342-6647	
Fraser Health After Hours Contact (>4:30 pm & weekends)	Fraser Health On-Call Staff	604-527-4806	
Emergency Contacts			
Alternative Water Supply i.e. bottled water or bulk water hauler	Bottled water for caretaker		
Plumber	Township of Langley Facilities	604-532-7300	
Excavator	Township of Langley Construction/Utilities	604-532-7300	
Electrician	Township of Langley Facilities	604-532-7300	
Well Driller/ Pump Installer	Precision service and pumps	604-850-7010	
Utilities i.e. B.C. Hydro	BC Hydro	1-800-224-9376	

Appendix D – Auditor General for Local Government Audit Action Items

Auditor General for Local Government Audit Report Summary – Action Items and Updates

In August 2017, the Township' water utility system was audited by the Auditor General for Local Government (AGLG). The Township was selected based on risks, potential relevance of findings to other local governments, the size, geographic location, and complexity of the water supply system. The overall goal of the audit was to provide an objective and independent examination of drinking water services in the Township to determine whether clean and safe drinking water is being provided to users.

The AGLG report focused on four (4) key audit objectives:

1. The local government's governance structure and activities supported the provision of clean and safe drinking water where and when needed.
2. The local government managed its drinking water supplies to meet current and expected future demand.
3. The local government ensured the safety and reliability of drinking water provided through its treatment and distribution systems.
4. Managing water supply infrastructure to meet current and future demand.

The AGLG developed the following action plan template with respect to the first three (3) audit objectives. It lists the recommendation of the AGLG, the steps taken by the Township to meet the objective as well as a target date to meet the objective:

Auditor General for Local Government Report: Summary of Recommendations for Objectives 1-3			
Recommendations	**Description**	**Steps Taken**	**Target Date**
	Audit Objective One:	How the local government's governance structure and activities supported the provision of clean and safe drinking water where and when needed.	
Recommendation One	Consider drinking water strategies that focus on sustainability, protecting water sources, explore rainwater capture as a long-term solution and assess land use applications that might impact groundwater sources.	The Township is currently developing a long-term drinking water supply plan to supplement the many existing related programs, plans, studies and strategies related to water conservation, groundwater protection and sustainable water management planning. The Township is currently in discussion with Fraser Health regarding long term source water protection planning.	TBD
Recommendation Two	Consider a cost recovery approach to it its water service planning that focuses on costs associated with water delivery to residents and long-term capital planning.	The Township has established a water utility reserve fund to address replacement of aging infrastructure and will explore ways to further a full cost recovery approach building on existing practices.	Underway

Auditor General for Local Government Report: Summary of Recommendations for Objectives 1-3			
Recommendation Three	Develop a formal framework for risk identification, mitigation and reporting that includes regular re-assessment and reporting of organizational risks with respect to drinking water.	The Township has established a water emergency response plan and commits to regular practice exercise. The Township will also consider conducting a risk hazard assessment related to the municipal water system as it has done with other areas of the services it provides.	Ongoing
Recommendation Four	Seek to improve data collection, analysis, monitoring and reporting on its water services as part of a continual improvement process.	Township staff currently reports to Council, and the public on key aspects of its water system, including quantity and quality, with senior management staff fully engaged in the reporting and aware of any concerns. This information is reported annually in the water quality reports and is made available on the Township's website. Staff will examine opportunities for improvements related to performance measures, monitoring and reporting.	Ongoing

Auditor General for Local Government Report: Summary of Recommendations for Objectives 1-3			
Recommendation Five	**Improve its tracking and reporting on service requests and enquiries from the public relating to its water systems.**	**The Township is utilizing a new system for tracking and reporting on service requests. The Township will conduct an evaluation of this system on a regular basis to ensure it is meeting the needs of the municipality and its customers.**	**Ongoing**
Recommendation Six	Improve the workflow of its water infrastructure work-order system to enhance its efficiency.	The Township has a tracking system that helps manage the workflow of the water infrastructure work-order system. The Township is currently exploring alternatives to the current system in order to improve efficiency	Ongoing
Recommendation Seven	Retain a record of its management team meetings in order to track organizational decisions.	Water related departments not already doing so, have implemented recording team meeting minutes as of 2019. Records will be retained.	Ongoing
Recommendation Eight	Enhance its human resource policies by reviewing and updating its ethical policies and by developing a whistle blower policy.	The Township will continue to enhance HR policies, procedures and practices in keeping with the overall goals of the organization, applicable legislation and to ensure employee related issues are appropriately addressed.	Ongoing
Recommendation Nine	Consider a more formal approach to measuring employee workplace engagement.	The Township will continue to evaluate opportunities for engagement through the involvement of employees in programs and initiatives as appropriate and applicable.	Ongoing

Recommendation Ten	Enhance its emergency and business continuity planning by ensuring its emergency plan is updated and tested regularly and completing business continuity planning for critical services.	The Township's water emergency response plan was recently completed. The plan will be updated periodically with regular practice to ensure relevant staff are versed and practiced.	Ongoing
	Audit Objective Two:	How the local government managed its drinking water supplies to meet current and expected future demand.	
Recommendation Eleven	Township should improve its water conservation and demand management efforts by developing a long-term approach that focuses on residents' water use habits, water conservation, draught response, water supply shortages, water reuse application, bylaw compliance and a leak detection program.	The Township continues to utilize community based social marketing to identify barriers to water conservation and design programs to reduce overall and per capita water use. Water conservation programs continue to evolve, and the water conservation bylaw is reviewed and revised regularly.	Ongoing

Auditor General for Local Government Report: Summary of Recommendations for Objectives 1-3			
	Audit Objective Three:	How the local government ensured the safety and reliability of drinking water provided through its treatment and distribution systems.	
Recommendation Twelve	Continue to improve its water quality reporting processes by reviewing its annual water quality report and reporting changes in practice due to water quality issues.	The Township meets all Fraser Health reporting requirements and continues to endeavor to ensure accuracy and error free reporting. Staff will examine opportunities for improvements related to reporting.	Ongoing

With respect to objective 4 the AGLG audited the East Langley Water Supply project. During this audit the AGLG noted the successes of the Township of Langley in delivering the project as well as gaps in the Township of Langley's approach to managing water supply infrastructure. The Township has developed a Quality Management Manual (the manual). The manual addresses audit objective 4 recommendations 1, 3, 6, 7, 8, 12, and 14.

The table below summarizes the list of recommendations with respect to objective 4:

Auditor General for Local Government Report: Summary of Recommendations for Objective 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**

Auditor General for Local Government Report: Summary of Recommendations for Objective 4			
	Audit Objective Four:	How the Township of Langley is managing water supply infrastructure to meet current and future demand.	
Recommendation One	Develop and follow standards for project governance, defining when a project needs a project board, roles and responsibilities of the participants, guidelines related to stage gate review process, evaluate the project delivery method and meeting protocols.	The Township will look to further develop and expand on its 'Capital Project Procedure' document related to project governance especially for complex projects and projects over a certain size/threshold.	Covered under Section 2.3 of the manual
Recommendation Two	Develop a documented planning procedure to identify and assess the specific staff resources required for capital projects based on the scope and complexity of each project	Project teams are built based on specific project needs and internal resourcing. The Township will consider development of a formal planning procedure document for projects over a certain size/threshold.	TBD
Recommendation Three	Ensure project charters are complete and kept up to date throughout the project.	Project charters will be developed, monitored, and kept current for projects, especially for projects of size and/or complexity exceeding a pre-determined threshold.	Covered under Section 2.3 of the manual
Recommendation Four	Develop a project plan template as a tool for leading projects of high-value, high risk and/or public significance.	This is already being done on a case-by-case basis and through the Township's Capital Project Procedure' document; however, a standard template could be developed and utilized for projects exceeding a pre-determined threshold.	TBD
Recommendation Five	Broaden and formalize an approach to capital project risk management. This policy should be based on risk identification, risk assessment, monitoring of risks and ensuring project contingency is tied to risk management.	Risk management is currently considered on a project-by-project basis and contingencies are built into project budgets and schedules. Formal policies related to capital project risk management will be considered.	TBD
Recommendation Six	Develop guidance for how project scope is defined and how project scope change is authorized and implemented.	Project scope and scope change is managed internally via internally developed procedures and policy, and externally via contracts (typically MMCD contracts). The Township will look at developing and expanding internal procedure for projects	Covered under Section 2.3 of the manual

Auditor General for Local Government Report: Summary of Recommendations for Objective 4			
		of size and/or complexity that exceed a pre-determined threshold.	

Auditor General for Local Government Report: Summary of Recommendations for Objective 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**
Recommendation Seven	Develop a policy and procedure that outlines the process for development, approval, management and reporting of budgets for capital projects that includes guidance on financial contingencies, budgets, and other financial control procedures.	A formal document to provide guidance on the process for development, approval, management and reporting of budgets will be considered along side a project plan template as per recommendation four.	Covered under Section 2.3 of the manual
Recommendation Eight	Develop a baseline schedule at the time of project chartering, create a process of managing project schedules, and review progress reports against the baseline schedule.	Project timing needs are varied, and schedules are often dependant on multiple factors including budget approval, regulatory agency permitting, development needs, land requirement considerations, contractor availability and other factors outside of the Township control. Schedules are typically set via contract with construction contractors and managed according to the terms of the contract. It should be noted that worldwide supply chain issues have delayed many project schedules beyond the control of the municipality or the contractor.	Covered under Section 2.3 of the manual
Recommendation Nine	Review and update its procurement policy to align with evolving procurement practices and relevant trade agreements.	A regular review and update of the Township's procurement policy to be undertaken.	**Ongoing**
Recommendation Ten	Township of Langley's purchasing department should monitor its procurement activities and ensure they are well documented and comply with its purchasing policies and procedures.	Monitoring of the Township's procurement activities to ensure they are well documented and comply with its purchasing policies and procedures is an ongoing effort.	**Ongoing**
Recommendation Eleven	Develop and implement a policy and related processes and tools to evaluate vendor performance formally and systematically.	The Township will explore the development and implementation of a policy and related processes and tools to evaluate vendor performance formally and systematically.	TBD
Recommendation Twelve	Define reporting requirements for capital projects to ensure that those	Internal reporting to project sponsors, etc. occurs regularly with frequency depending on project size and complexity. A formal	Covered under Section 2.3 of the manual

Auditor General for Local Government Report: Summary of Recommendations for Objective 4			
	accountable for the performance of a project receive regular and consistent status updates.	document to provide guidance on reporting will be considered along side a project plan template as per recommendation four.	
Recommendation Thirteen	Develop a stakeholder engagement plan and procedures for its capital projects.	Stakeholder engagement is currently considered on a project-by-project basis and is dependant on potential impacts to stakeholders. A formal plan and procedures document could be considered for projects meeting pre-determined thresholds.	Ongoing and TBD
Recommendation Fourteen	Develop a project close-out procedure and related checklist	Review and improvements to the Township's 'Capital Projects Procedures' document will be considered in conjunction with checklist.	Covered under Section 2.4 of the manual

Auditor General for Local Government Report: Summary of Recommendations for Objective 4			
Recommendations	**Description**	**Steps Taken**	**Target Date**
Recommendation Fifteen	Further develop its asset management practices for water infrastructure	Asset management is a continuous process at the Township of Langley. The Township is developing the water asset management program by updating the water asset management plan and integrating it along with the Asset Management Policy and the Water Master Plan. The Township is also integrating its Risk and Criticality model with current data on waterman breaks and the leak detection program.	Asset Management Plane completed in 2023
Recommendation Sixteen	Improve its tracking of infrastructure maintenance, renewal and replacement activities by internally reporting on the status of work orders relative to its maintenance schedule.	The Township is reviewing the current level of service and work management practices including a review of current workflows and the current procedures for collecting and reporting on work related data as part of its continuous improvement process. This review would include establishing KPI's for both work management processes and the major asset systems.	Underway

The Township is actively working towards the remaining AGLG recommendations to support the provision of clean and safe drinking water to its residents, meet current and future water supply demands, ensure the safety and reliability of drinking water sources, and manage water supply infrastructure projects to meet future water demands.

Appendix E – Water System Pipe Inventory

Decade	Diameter	Asbestos Cement	Cast Iron	Ductile Iron	HDPE	Perma	PVC	PVCO	Steel	Unknown	Grand Total
Pre-2000	25	54	-	-	-	-	1	-	-	-	55
	38	-	-	-	-	-	304	-	-	-	304
	50	133	-	-	208	-	509	-	-	-	850
	100	4,509	-	650	-	-	6,445	-	-	-	11,604
	150	60,363	-	18,271	17	62	92,744	-	-	3	171,460
	200	7,251	-	8,462	-	117	61,005	-	-	-	76,835
	250	6,159	-	11,141	-	315	40,378	-	-	22	58,016
	300	2,976	-	12,276	-	2,008	21,741	-	-	-	39,001
	350	67	2,504	4,228	-	-	1,790	-	-	-	8,591
	400	4,410	1,231	6,096	2	-	7,349	-	-	-	19,089
	450	2,082	-	1,157	253	-	938	-	-	-	4,431
	500	-	2,547	5,077	-	-	13	-	-	-	7,636
	600	-	-	634	-	-	-	-	1,627	-	2,261
	750	-	-	-	-	-	-	-	21	-	21
Total Pre-2000		**88,006**	**6,282**	**67,993**	**480**	**2,502**	**233,218**	**-**	**1,648**	**25**	**400,153**
2000-2009	100	-	-	48	-	-	3,240	-	-	131	3,419
	50	-	-	-	-	-	143	-	-	-	143
	150	-	-	54	1,045	-	8,205	-	-	-	9,304
	200	-	-	820	9	-	35,889	-	-	118	36,837
	250	-	-	156	-	-	13,953	-	6	-	14,114
	300	-	-	566	779	324	13,529	-	-	-	15,197
	350	-	-	-	920	-	1,267	-	-	-	2,186
	400	-	-	116	-	-	5,014	-	-	-	5,130
	450	-	-	279	-	-	-	-	-	-	279
2000-2009 Total		**-**	**-**	**2,039**	**2,752**	**324**	**81,239**	**-**	**6**	**249**	**86,609**
2010-2019	100	-	-	-	59	-	931	316	-	-	1,306
	150	-	-	14	-	-	1435	102	-	10	1,561
	200	-	-	5	3	-	32995	1123	-	6	34,132
	25	-	-	-	-	-	18	-	-	-	18
	250	-	-	39	1173	-	7541	-	-	-	8,753
	300	-	-	1079	103	-	5694	-	-	-	6,875
	350	-	-	1048	-	-	36	-	-	-	1,084
	400	-	-	1102	-	-	416	-	-	-	1,518
	450	-	-	123	-	-	-	-	-	-	123
	500	-	-	148	-	-	-	-	-	-	148
	600	-	-	2913	-	-	-	-	-	-	2,913
	750	-	-	3247	-	-	-	-	-	-	3,247
	900	-	-	-	-	-	-	-	7424	-	7,424
	Unknown	-	-	-	-	-	-	-	-	5	5
Total 2010-2019		**-**	**-**	**9,717**	**1,337**	**-**	**49,065**	**1,541**	**7,424**	**22**	**69,106**
2020-2029	100	-	-	2	-	-	336	-	-	-	338
	150	-	-	9	-	-	199	-	-	21	230
	200	-	-	-	-	-	8771	-	-	13	8,784
	250	-	-	88	-	-	2514	-	-	-	2,602
	300	-	-	1	-	-	3446	-	-	-	3,446
	400	-	-	59	-	-	503	-	-	-	562
	600	-	-	781	-	-	-	-	-	-	781
Total 2020-2029		**-**	**-**	**939**	**-**	**-**	**15,770**	**-**	**-**	**34**	**16,743**
Unknown Install Date	100	-	-	-	-	-	157	-	-	-	157
	150	-	-	17	-	-	165	-	-	1	182
	200	-	-	3	-	-	17976	-	-	88	18,067
	250	-	-	6	-	-	4895	-	-	168	5,069
	300	-	-	-	-	-	6043	-	-	0	6,043
	350	-	-	-	-	-	234	-	-	-	234
	400	-	-	109	-	-	485	-	-	-	594
	450	-	-	-	-	-	597	-	-	-	597
	Unknown	-	-	-	-	-		-	-	1733	1,733
Total Unknown		**-**	**-**	**136**	**-**	**-**	**30,551**	**-**	**-**	**1,990**	**32,677**
Grand Total		**88,006**	**6,282**	**80,824**	**4,569**	**2,825**	**409,842**	**1,541**	**9,078**	**2,321**	**605,288**

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 29, 2026
FROM:	ENGINEERING DIVISION	**FILE NO:**	5460-04
SUBJECT:	NEIGHBOURHOOD TRAFFIC CALMING POLICY AMENDMENT		

The purpose of this memorandum is to provide Mayor and Council with the amended Neighbourhood Traffic Calming Policy No. 05-110.

At the June 15, 2026 Regular Meeting, Council directed staff to amend the Policy by adding the following wording to Section 4.2.3:

> "*', and pedestrian routes to schools or parks where documented safety concerns exist and that are authorized by Council resolution,*' after the words 'Roads fronting schools or playground zones' in the second sentence."

Council also directed staff to bring forward the amended Policy at the next meeting as an item for information.

The attached policy has been prepared in accordance with Council's direction and is presented as Attachment A.

ATTACHMENT A Revised Neighbourhood Traffic Calming Policy No. 05-110

ATTACHMENT A

Township of Langley

Est. 1873

COUNCIL POLICY

NEIGHBOURHOOD TRAFFIC CALMING

POLICY NUMBER:05-110
EFFECTIVE DATE: 2026-06-30

1. Purpose

1.1. To define the criteria and conditions to evaluate the installation and removal of traffic calming measures in neighbourhoods.

2. Background

2.1. The Township regularly receives requests for the implementation and the removal of traffic calming measures in neighbourhood areas. This policy will set the criteria for the review, implementation and monitoring of traffic calming measures.

3. Related Policies

3.1. Township of Langley Subdivision and Development Servicing Bylaw 2019 No. 5382 and amendments thereto, in conjunction with the Master Transportation Plan Road Classifications Map and the Community Plans.
3.2. Highway and Traffic Bylaw 2010 No. 4758 and amendments thereto.
3.3. Motor Vehicle Act (1996 c.318) of the B.C. Motor Vehicle Traffic Legislation Manual and amendments thereto.

4. Policy

4.1. Suitable Locations:

4.1.1. Vertical deflections will not be considered on arterial roads. Horizontal deflections, as well as other low impact traffic calming measures, may be considered on arterial roads.
4.1.2. Only devices listed in Section 4.1.5 will be considered for use on collector roads.
4.1.3. Traffic calming requests may be considered on local roads or lanes at the discretion of the Director, Engineering and Council subject to the criteria outlined in this policy.
4.1.4. Study area will depend on the location and extent of the traffic calming measures proposed and must include a review of adjacent roads that may be impacted by a shift of traffic.
4.1.5. Allowable forms of traffic calming are outlined in the following table:

Traffic Calming Device	Road Classification				
	Major Collector	Major collector by School or Park	Minor Collector	Minor Collector by School or park	Local/Lane
Vertical Deflection					
Raised Crosswalk	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Raised Intersection		✔ ☐	✔ ☐	✔ ☐	✔ ☐
Rumble Strip	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Sidewalk Extension			✔ ☐	✔ ☐	✔ ☐
Textured Crosswalk	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Speed Hump		✔ ☐	✔ ☐	✔ ☐	✔ ☐
Horizontal Deflection					
Chicane					✔ ☐
Curb Extension	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Curb Radius Reduction			✔ ☐	✔ ☐	✔ ☐
On Street Parking	✔ ☐		✔ ☐		✔ ☐
Raised Median Island	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Traffic Circle	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Obstruction					
Directional Closure					✔ ☐
Diverter					✔ ☐
Full Closure					✔ ☐
Intersection Channelization		✔ ☐		✔ ☐	✔ ☐
Raised Median through Intersection	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Right-In/Right-out Island	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Signage[1]					
Right (Left) Turn Prohibited	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
One Way	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐
Traffic Calmed Neighborhood	✔ ☐	✔ ☐	✔ ☐	✔ ☐	✔ ☐

[1]Signage must follow guidance of the Manual of Uniform Traffic Control Devices for Canada

Key

✔ May be considered

4.2. Review Process:

4.2.1. The eligibility of the road for traffic calming will be assessed by the Director, Engineering.

4.2.2. The eligible locations will be prioritized and implemented according to their level of priority.

4.2.3. For priority locations, the Township will develop a traffic calming plan, and conduct a community ballot to determine the level of support for the proposed plan, as approved by Council. Roads fronting schools or playground zones, and pedestrian routes to schools or parks where documented safety concerns exist and that are authorized by Council resolution, are not subject to the requirement of a community ballot.

4.2.4. Community support, defined as 60% or more of respondents in favor, is required to proceed with the traffic calming plan. However, the Council may choose to direct the installation of traffic calming measures at their discretion.

4.2.5. Based on the feedback received during the community ballot process, the Township will revise the traffic calming plan and inform Council of the preferred option.

4.2.6. Council will be informed of the installation of the traffic calming measures.

4.3. Typical Criteria:

4.3.1. Road Classification

4.3.2. Traffic volume.

4.3.3. Non-local traffic short cutting through a neighbourhood.

4.3.4. The 85 percentile speed.

4.3.5. Accident history.

4.3.6. Pedestrian activity.

4.3.7. Land Use.

4.3.8. Proximity to schools and parks

4.3.9. Traffic calming measures must not have a negative effect on overall traffic safety or emergency vehicle access.

4.3.10. Cycling routes and proximity to transit routes

4.3.11. Routes to schools

4.3.12. Presence of sidewalks

4.3.13. Nearby arterial road improvements

4.3.14. Traffic diversion potential

4.4. Installation will be subject to availability of funding.

4.5. Priorities for installations will be determined by a comparison of the criteria in section 4.3.

4.6. Area Wide Traffic Calming Projects:

4.3.15. The Township may initiate traffic calming on an area wide basis, using boundaries such as arterial roads, highways, watercourses, or other topographical constraints, as determined by Council or the Director, Engineer.

4.3.16. Staff will develop criteria to determine priority areas for traffic calming based on quantitative and qualitative data, such as vehicle speeds, traffic volumes, known problems, neighbourhood interest, pedestrian and cyclist activity.

4.3.17. Neighbourhoods that currently experience the greatest negative impacts from traffic will have the highest priority. Neighbourhoods that already have significant traffic calming measures in place will have a lower priority

Approval History

Approved	1999-02-15
Revised	2026-06-29
	2024-12-02
	2019-09-09
	2016-05-30
	2009-10-19
	2004-04-05

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 29, 2026
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	4100-01
SUBJECT:	MURRAYVILLE CEMETERY CENOTAPH		

The purpose of this memorandum is to provide Mayor and Council with an update regarding the ongoing condition assessment and preservation monitoring of the Murrayville Cemetery Cenotaph. At the May 25, 2026 Regular Meeting, Council directed staff to review the request from the Heritage Advisory Committee that the Murrayville Cemetery Cenotaph be treated with sealant and monitored for further damage, and to determine whether treatment similar to that used for the Fort Langley Cemetery Cenotaph is applicable and appropriate.

In 2017, staff completed a comprehensive conservation assessment and condition analysis of the Murrayville Cemetery Cenotaph. The primary objective of the project was to rehabilitate and replace the deteriorated concrete stair base supporting the cenotaph. At the time of the assessment, the original granite monument, including the granite addition installed following the Second World War, was determined to be in good condition and did not require conservation treatment. The completed pedestal and stair rehabilitation restored the monument to its post-Second World War configuration and helped ensure the long-term structural stability of the site.

Since completion of the rehabilitation work, staff have conducted annual visual inspections of the cenotaph to monitor the condition of the monument, identify any changes or signs of deterioration, and assess potential restoration or preservation requirements. Routine maintenance activities also include periodic cleaning and repainting of the existing lettering, most recently completed in 2024.

As part of the regular inspection program, staff undertake the following measures:

- Examine water movement over and around the monument to identify potential moisture infiltration or related damage.
- Confirm that drainage at the base of the monument remains effective and that water is not pooling adjacent to the structure.
- Inspect for broken, damaged, or defaced elements.
- Assess common areas of deterioration, including corners and joints between materials.
- Monitor for small cracks, flaking, efflorescence, or other changes to material surfaces.
- Verify that the structure remains plumb and level.

At present, there are no indicators suggesting that application of a sealant to the granite monument is necessary or recommended. Minor fractures have been identified in portions of the concrete base, and staff are assessing appropriate repair options. Based on current site conditions and advice from our stone works contractor, staff do not recommend applying a sealant at this time. The treatment approach used for the Fort Langley Cemetery Cenotaph is also not considered necessary for this site. Staff will continue routine monitoring and undertake minor repairs or additional conservation measures as warranted.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 29, 2026
FROM:	PUBLIC WORKS DIVISION	**FILE NO:**	6130-20
SUBJECT:	OLD YALE DOG PARK UPDATE – SMALL AND LARGE DOG AREAS		

The purpose of this memorandum is to provide Mayor and Council with an update on the Old Yale Dog Park improvement project, which involved dividing the existing off-leash area into two distinct spaces designed to better accommodate dogs of different sizes.

At the April 27, 2026 Regular Meeting, Council passed the following resolution:

> *"That Council direct staff to proceed with implementation of Option 2 for the Old Yale Park Off-Leash Dog Area, implementing a dog size designation for two off-leash areas."*

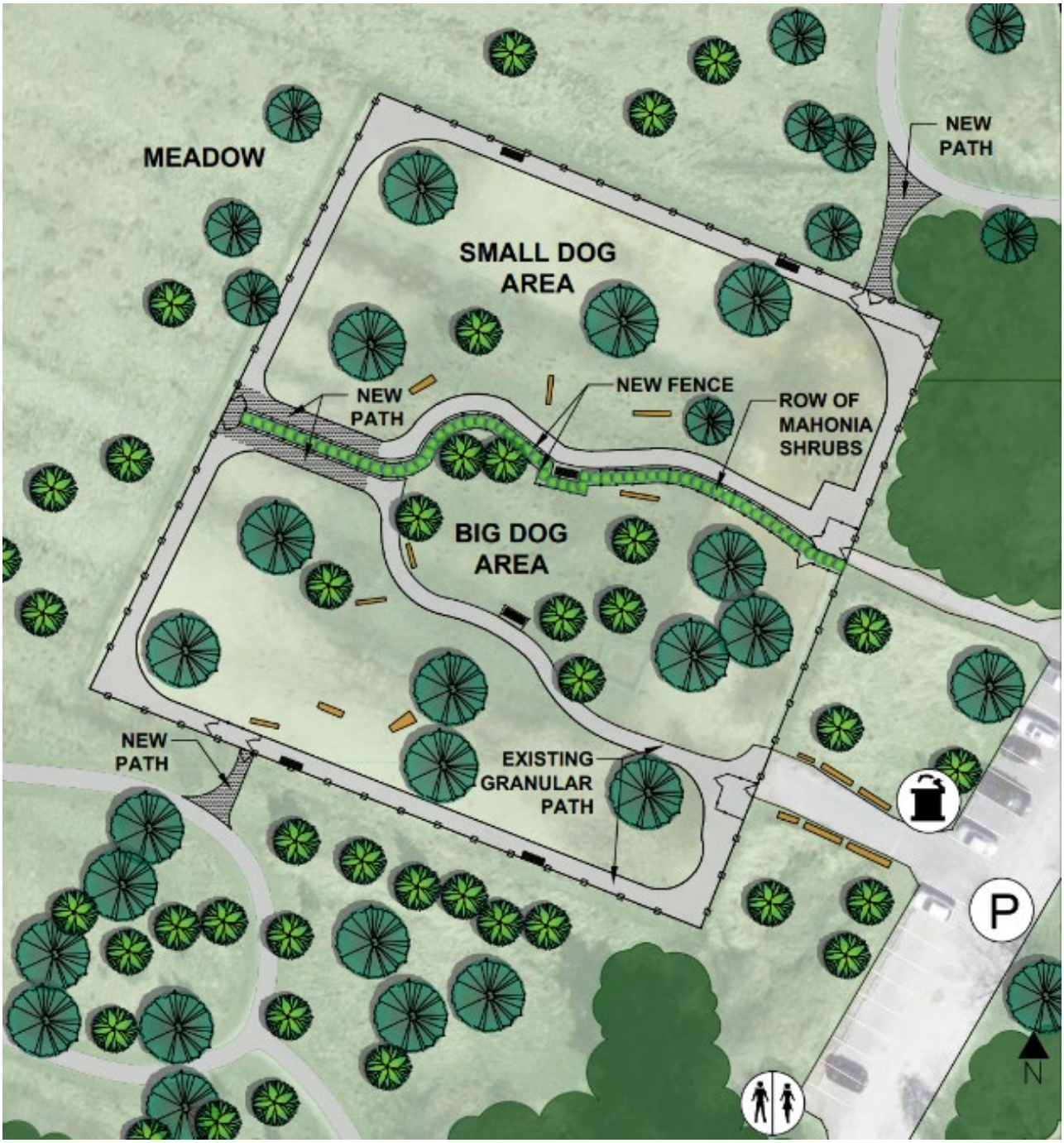
In accordance with Council's direction, staff proceeded with the design and implementation of the approved improvements. Staff were instructed to implement a design that would better meet the needs of a diverse range of dog park users by creating separate areas for small and large dogs.

Staff have now completed the project. The former single off-leash area has been divided into two defined sections: a small dog area located in the upper portion of the park and a designated large dog area in the lower portion of the park.

To support the new layout, two new separate access points have been added for each designated area. These entrances are designed to improve circulation, reduce congestion, and provide more convenient access for park users.

In addition, a five-foot-wide fenced buffer zone with pet-friendly shrubs has been installed between the two areas. This buffer provides a physical and visual separation between the two spaces, further enhancing safety and minimizing stress for both dogs and their owners.

The Old Yale Dog Park is now fully operational in its revised form and available for public use.


MEADOW
NEW PATH
SMALL DOG AREA
NEW PATH
NEW FENCE
ROW OF MAHONIA SHRUBS
BIG DOG AREA
NEW PATH
EXISTING GRANULAR PATH
P
N

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	JUNE 29, 2026
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE NO:**	11-26-0022
SUBJECT:	WEST CREEK FARMS LTD.		

The purpose of this memo is to provide Mayor and Council with updated information regarding Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (West Creek Farms Ltd.) Bylaw No. 5899.

On April 13, 2026, Council considered third reading of Bylaw No. 5899 which proposed to amend Rural Floodplain Zone RU-5 to allow a growing media processing and distribution facility as a permitted use for the greenhouse, horticulture and nursery sector on a site-specific basis on a 4.0 ha (9.8 ac) portion of an 8.3 ha (20.7 ac) property located at 25044 – 88 Avenue and passed the following resolution:

"That item H.2 be deferred to the June 29, 2026 Regular Council Meeting."

"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."*

In response to the April 13, 2026 Council resolution, staff received submissions on June 8, 12 and 16, 2026 from West Creek Farms Ltd. relating to the five items included in Council's resolution.

(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.

- The applicant submitted the following reports on June 8 and 12, 2026 prepared by PGL Environmental Consultants:
    - Flood Management Plan (Attachment A)
    - Noise Mitigation Plan (Attachment B)
    - Dust Management Plan (Attachment C)
    - Odour Management Plan (Attachment D)
- The applicant submitted a draft restrictive covenant on June 16, 2026 requiring operation of West Creek Farms Ltd. in compliance with the plans provided above (Attachment E).

(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.

- The applicant submitted a draft restrictive covenant on June 16, 2026 for compliance with the "Quiet Zone" per the Community Standards Bylaw 2019 No. 5448 (Attachment F).

(3) Explore and provide options for potential containment of the proposed non-farm, processing use.

- The applicant submitted a report on June 12, 2026 prepared by West Creek Farms titled "West Creek Farms Potential Containment Options Explored" (Attachment G).

(4) Explore potential relocation of the facility, in partnership and/or cooperation with the Township of Langley.

- The applicant stated on June 8, 2026 that potential relocation opportunities were explored in partnership and/or cooperation with the Township of Langley, however relocation of the facility is not currently considered a viable option by West Creek Farms.

(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.

- The applicant submitted a report on June 8, 2026 prepared by Qualified Environmental Professional (QEP) Zachary Fleming titled "Confirmation of Potentially Required Setbacks from West Creek" and a supplemental report titled "Site Plan Commentary" (Attachment H).

Staff are reviewing the submission internally and externally as needed given their specialized nature.

ATTACHMENT A	Flood Management Plan
ATTACHMENT B	Noise Mitigation Plan
ATTACHMENT C	Dust Management Plan
ATTACHMENT D	Odour Management Plan
ATTACHMENT E	Proposed Restrictive Covenant (Compliance with Plans)
ATTACHMENT F	Proposed Restrictive Covenant (Quiet Zone)
ATTACHMENT G	Containment Report
ATTACHMENT H	QEP Reports

West Creek Farms,
25044 88 Avenue
Langley, BC

ATTACHMENT A

Flood Management Plan



PREPARED FOR:
West Creek Farms
25044 88 Avenue
Langley, BC V1M 3R3

PREPARED BY:
PGL Environmental Consultants
#1500 – 1185 West Georgia Street
Vancouver, BC V6E 4E6

PGL File: 7892-01.01

June 2026

PGL ENVIRONMENTAL CONSULTANTS

solve and simplify

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List of Acronyms

ASL	-	above sea level
EMA	-	Environmental Management Act
FMP	-	Flood Management Plans
OMRR	-	Organic Matter Recycling Regulation
PGL	-	PGL Environmental Consultants
SMS	-	spent mushroom substrate

1.0 STATEMENT OF PURPOSE AND RESPONSIBILITIES

This Flood Management Plan (FMP) for West Creek Farms was developed to establish procedures, responsibilities, and preparedness measures to minimize flood-related risks to personnel, infrastructure, equipment, products, and the surrounding environment.

The Plan supports compliance with:

- Environmental Management Act (EMA)
- Organic Matter Recycling Regulation (OMRR)
- BC Ministry of Environment and Parks (ENV) Permit #111993 conditions respecting discharge to air and water.

The objective is to:

- Protect human health and safety during flood events
- Prevent the release of fertilizers, fuels, and other contaminants into the environment
- Reduce operational disruptions and property damage
- Establish clear communication and emergency response procedures
- Support rapid recovery and long-term adaptation following flood events.

2.0 GOVERNANCE AND ROLES

Flood emergency governance at the Site follows an incident management approach with defined responsibilities listed below:

Site Manager

- Authorizes and oversees activation of the FMP
- Coordinates emergency response activities
- Communicates with external agencies and contractors
- Ensures adequate staffing and resource allocation

Environmental Coordinator

- Oversees environmental protection measures
- Coordinates spill prevention and reporting
- Monitors compliance with regulations and ENV permit conditions
- Maintains records of flood preparation, flood events, and flood recovery activities

Operations Supervisors

- Coordinate site inspections and flood preparations
- Direct staff during sandbagging and flood protection activities
- Ensure equipment shutdowns are completed safely
- Verify evacuation routes remain accessible

Employees and Contractors

- Follow emergency procedures and safety requirements
- Assist with flood protection activities where safe
- Report hazards, spills, or unsafe conditions
- Participate in training and emergency drills

3.0 FACILITY DESCRIPTION

West Creek Farms operates a growing media processing facility located at 25044 88 Avenue, Langley, BC (the Site; Figure 1). The facility produces agricultural growing media by receiving pre-processed materials, which are temporarily stored onsite before being blended into customized products for distribution.

The Site is located approximately 200m south of the Fraser River, with West Creek running directly along its western boundary.

The northern portion of the Site is used for hay production and includes a retention pond and ditch, both of which discharge to a ditch along 88 Avenue.

Processing activities are concentrated on the southern half of the Site. Two buildings are located onsite: one office and one production building. The production building houses greenhouse growing media production, hydrafibre processing operations, and storage of fertilizers. The remainder of the southern portion is used for material storage, handling, and processing. Multiple Quonset huts are present onsite, including a larger structure used for peat processing and storage, and a smaller structure used to store spent mushroom substrate (SMS). Other materials such as pumice, lava rock, aged black bark, sand, garden soil, and sawdust are stored outside in stockpiles surrounded by concrete barriers.

Growing media is produced both within the production building and on the outdoor area south of the building. This process involves combining components such as peat moss, coco coir, coco chips, bark, sawdust, sand, SMS, and other organic or mineral amendments using loaders and mechanical mixers. Materials are first received and stored in designated areas, then proportioned according to recipe requirements and blended to ensure a consistent, homogeneous product. The blending process occurs in the production building or on the outdoor mixing pads south of the production building. The final product is then stored or loaded for distribution.

Effluent management is divided into two drainage areas: the southwest and southeast portions of the Site. Each area is serviced by a catch basin system that collects runoff and directs it to discharge points along West Creek and the retention pond, respectively.

3.1 Facility Permit

The Site is authorized to discharge contaminants to air and water from the growing media processing activities occurring on the Site pursuant to conditions listed in permit #111993 issued on March 3, 2025, under the EMA.

This FMP assures compliance of requirements listed in the permit.

4.0 FLOOD VULNERABILITY

Several areas of the Site are at elevations that may be susceptible to flooding during extreme precipitation events, river overflow, or stormwater system surcharge. Flood risk varies across the property, depending on elevation and proximity to drainage infrastructure. While three recent atmospheric river events (2021, 2024, and 2025) did not result in onsite flooding, the region has experienced significant historic flooding, most notably in 1948 when water levels reached approximately 7.26m above sea level (ASL).

The Environmental Permit associated with the facility authorizes the limited discharge of water and operation of stormwater-related infrastructure from the southeast and southwest areas of Site. As

such, flood management activities must prioritize the containment of fertilizers, bulk growing media, fuels, and potentially contaminated runoff to avoid environmental releases.

4.1 Flood Preparedness and Pre-Flood Actions

Flood preparedness activities are designed to ensure the Site is ready to minimize risks to personnel, infrastructure, equipment, products, and the environment before floodwaters reach the Site. These measures include both structural and non-structural approaches and must be implemented in advance of elevated flood risk

Non-Structural Flood Control Measures

Non-structural flood mitigation measures support early preparedness in order to reduce operational vulnerability during flood events. These include:

- Monitoring weather forecasts, river levels, and provincial emergency alerts
- Maintenance and periodic review of emergency communication procedures
- Employee training in flood management and response procedures, and conducting emergency drills
- Inventory management to reduce the risk of hazardous materials being exposed to flooding
- Preventive maintenance of drainage systems
- Coordination with local emergency management authorities when required.

Structural Flood Control Measures

Structural flood mitigation measures support early preparedness in order to reduce operational vulnerability during flood events. These include:

- Maintenance of sufficient sand, sandbags, pumps, and spill response materials onsite
- Installation of backflow prevention devices on floor drains, toilets, and sinks
- Ensure electrical outlets and plugs remain above anticipated flood elevations wherever possible
- Maintenance of stormwater conveyance systems and clearing of debris from storm drains
- Ensure gutters and downspouts direct water away from structures and low-lying areas.

Nature-Based Solutions

Nature-based approaches can reduce peak runoff volumes, improve water quality, and complement engineered flood protection systems to further enhance long-term resilience at the facility. These include:

- Preservation of vegetated drainage corridors and riparian areas
- Maintenance of bioswales and vegetated infiltration zones
- Use of permeable surfaces where operationally feasible
- Enhancement of onsite stormwater retention areas when possible
- Strategic planting to improve infiltration and reduce erosion.

5.0 EMERGENCY RESPONSE

Flood emergency response activities are implemented when flood conditions pose an immediate or imminent risk to the Site. This section outlines the procedures and actions required to protect personnel, infrastructure, equipment, products, and the environment, ensuring a coordinated and effective response during a flood event.

Plan Activation – Triggers for Activating Emergency Response Activities

The Flood Management Plan must be activated under the following conditions:

- Issuance of flood watches or flood warnings by provincial authorities
- Rapidly rising river or drainage channel water levels
- Significant storm forecasts or extreme precipitation events
- Observed flooding or ponding within vulnerable operational areas
- Failure or overtopping of drainage infrastructure
- Threats to environmental containment systems.

Flood Fighting Operations

Flood fighting operations will include:

- Construction and reinforcement of sandbag dikes around areas vulnerable to flooding including stockpiled material that cannot be moved to higher ground
- Ensuring open fertilizer products are stored in watertight containers
- Relocation of fertilizer above 1948 flood levels (7.26m ASL)
- Relocation of equipment and vehicles above 1948 flood levels (7.26m ASL); flood levels as possible
- Ensuring fuel and oil tanks are anchored
- Shutdown of electrical systems in flood-prone areas
- Blocking floor drains and toilets to prevent sewage backflow
- Installation of temporary pumping systems as required
- Protection of drainage infrastructure from blockage
- Deployment of spill containment materials
- Monitoring for environmental releases or structural instability.

Safety remains the highest priority during flood response operations. Personnel will avoid entering floodwaters in areas where electrical, structural, contamination, or any other hazards may exist.

6.0 POST FLOOD RECOVERY

Damage Assessment

Following a flood event, a comprehensive site assessment will be completed before normal operations resume. Assessments will include structural inspections of buildings and containment systems, evaluation of drainage infrastructure and effectiveness of temporary pumping systems, inspection of electrical systems and utilities, assessment of environmental impacts and potential contamination, and documentation of damaged products, equipment, and infrastructure.

All findings will be documented through inspection forms, photographs, and incident reports.

If environmental contamination or spills occurred during the event, appropriate reporting and remediation actions must be completed in accordance with regulatory requirements (i.e., https://www2.gov.bc.ca/gov/content/environment/air-land-water/spills-environmental-emergencies/report-a-spill).

Reconstruction Policies

Recovery and reconstruction activities will prioritize resilience and adaptation to future flood conditions. Reconstruction measures may include permanently elevating critical infrastructure and

electrical systems, improving site grading and drainage pathways, increasing flood storage or containment capacity, enhancing erosion protection measures, upgrading pumps and stormwater infrastructure, and expanding flood barriers or permanent dike systems.

7.0 TRAINING

Training is essential to ensure personnel understand flood risks, emergency procedures, and response expectations. West Creek Farms will implement a flood preparedness training program that includes:

- Flood emergency drills and tabletop exercises
- Sandbagging and containment training
- Spill response and environmental protection procedures
- Safe shutdown procedures for electrical and operational systems
- Evacuation and emergency communication procedures.

Training is provided during employee onboarding and on an annual basis thereafter to ensure ongoing competency and adherence to established procedures.

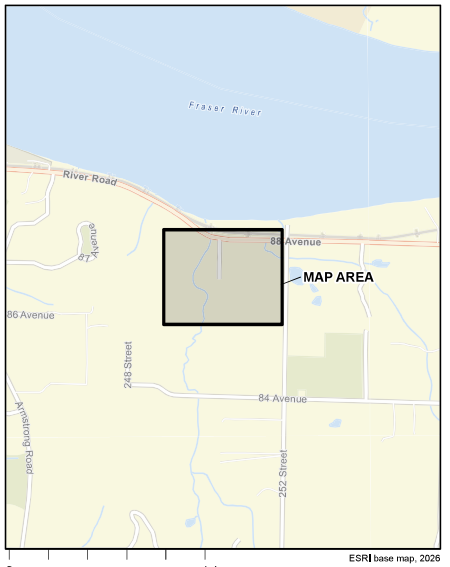
8.0 PLAN REVIEW AND CONCLUSION

This FMP is a living document and will be reviewed on an annual basis to ensure its continued effectiveness and alignment with regulatory requirements. The plan will be updated as necessary to reflect operational changes, emerging best practices, new flood risk information, regulatory updates or after a significant flood event. Opportunities to incorporate improved technologies will be evaluated and implemented where feasible and practical.

Flooding presents significant operational and environmental risks to West Creek Farms due to the presence of low-lying operational areas, fertilizer storage, bulk material handling, and stormwater discharge systems. However, through proactive preparedness, effective monitoring, structural and non-structural flood protection measures, emergency response planning, and continuous improvement, the facility can significantly reduce risks to personnel, infrastructure, and the surrounding environment. With this FMP and its implementation, West Creek Farms will strengthen site resilience, improve emergency readiness, support environmental compliance, and enhance long-term adaptation to increasingly severe weather and flood conditions.

Figure





N

Subject Property

Site features are approximate and are presented for discussion purposes only.

0 1:2,000 100 m

2025 ESRI base image. Parcel from Township of Langley, 2026, NAD 1983 UTM Zone 10N

SITE LOCATION

25044 88 Avenue, Langley, BC

WEST CREEK FARMS

PGL ENVIRONMENTAL CONSULTANTS	File No.: 7892-01.01	Dwg No.: ES_0010	FIGURE
	Date: MAY 2026	Drawn by: TCM	

Map Projection: NAD 1983 UTM Zone 10N
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West Creek Farms
25044 88 Avenue
Langley, BC

ATTACHMENT B

Noise Mitigation Recommendations



PREPARED FOR:
West Creek Farms
25044 88 Avenue
Langley, BC, V1M 3r3

PREPARED BY:
PGL Environmental Consultants
#1500 – 1185 West Georgia Street
Vancouver, BC, V6E 4E6

PGL ENVIRONMENTAL CONSULTANTS

solve and simplify

PGL File: 7892-01.01

June 2026

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List of Acronyms

NMR	-	Noise Mitigation Recommendations
EMA	-	*Environmental Management Act*
ENV	-	BC Ministry of Environment and Parks
PGL	-	PGL Environmental Consultants

1.0 STATEMENT OF PURPOSE AND RESPONSIBILITIES

These Noise Mitigation Recommendations (NMR) have been developed for West Creek Farms to establish procedures and controls to identify, prevent, and reduce noise associated with West Creek Farms operations.

The NMR supports compliance with:

- The *Environmental Management Act* (EMA) – air contaminant discharge and nuisance provisions
- Township of Langley Community Standards Bylaw No. 5448 (Bylaw 5448) – noise that disturbs others, operating hours, and construction/industrial noise
- BC Ministry of Environment and Parks (ENV) Permit #111993

The objective is to ensure that:

- Noise is minimized at source
- Steps are taken to mitigate noise transmission to the most sensitive property boundaries
- Best management practices are implemented

2.0 FACILITY DESCRIPTION

West Creek Farms operates a growing media processing facility at 25044 88 Avenue, Langley, BC (the Site; Figure 1). The facility produces agricultural growing media by receiving pre-processed materials, which are temporarily stored onsite before being blended into customized products for distribution.

The Site is approximately 200m south of the Fraser River, with West Creek running directly along its western boundary. The northern portion of the Site is used for hay production and includes a retention pond and ditch, both of which discharge to a ditch along 88 Avenue.

Processing activities are concentrated on the southern half of the Site and include two main buildings: an office building and a production building. The remainder of the southern portion is used for active material storage, handling, and processing. The production building houses greenhouse growing media production, hydrafibre processing operations, and fertilizer storage. Two Quonset huts are onsite; the larger is used for peat processing and storage, and the smaller is used to store spent mushroom substrate. Other materials such as pumice, lava rock, aged black bark, sand, garden soil, and sawdust are stored outside in stockpiles surrounded by concrete barriers.

Growing media is produced both within the production building and in the outdoor area south of the building. This process involves combining components such as peat moss, coco coir, coco chips, bark, sawdust, sand, and SMS with mineral amendments using loaders and mechanical mixers. Materials are first received and stored in designated areas, then proportioned according to recipe requirements, and blended to ensure a consistent, homogeneous product. The blending process occurs in the production building or on the outdoor mixing pads south of the production building. The final product is then stored or loaded for distribution.

The area has a blend of agricultural and residential/commercial uses. The operations are surrounded by agricultural operations, and the closest sensitive receptor is more than 250m from processing operations.

2.1 Facility Permit

The Site is authorized to discharge air and water contaminants from the onsite growing media processing activities (pursuant to conditions listed) – Permit #111993 issued on March 3, 2025, under the EMA.

3.0 BACKGROUND

West Creek Farms retained BKL Consultants Ltd. to conduct noise measurements in response to complaints from nearby residences regarding farm operations. The study, completed on July 17, 2024 (written 2026), documents noise generated by typical equipment and activities onsite, and evaluates these levels against the Township of Langley Community Standards Bylaw noise criteria to assess potential impacts at the property boundary and nearby residential receptors.

The measurements showed that most typical farm activities produced noise levels at the property line between about 43 and 56 dBA. The three activities that created the highest measurements at the property line were:

- Shaking of a bucket over a hopper (~56 dBA)
- Wheel loader scraping/cleaning the mixing floor (~56 dBA)
- Sweeper operation (~56 dBA)

The report also notes that the background noise level at the facility was 45 dBA.

There were two general activity measurements taken at the same time to determine offsite noise levels that include the West Creek Farms operations. One to the east at 252nd street showed levels at 54 dBA, and one to the west on the hill showed levels at 48 dBA. Even though, measurements taken in 2024 did not show specific exceedances of bylaw criteria, West Creek Farms has implemented several mitigation measures to reduce noise impacts. These include:

- Replacing a particularly noisy tractor with a quieter model
- Evaluating and optimizing backup alarm noise levels on equipment to meet industry standards, while reducing overall noise where feasible. Alternative alarm technologies were explored in consultation with WorkSafeBC and equipment manufacturers; however, these options were determined to pose potential safety risks and were not implemented.
- Installing signage to encourage delivery drivers to limit unnecessary noise onsite.
- The farm has also maintained its existing vegetative buffer in accordance with BC Ministry of Agriculture guidance to help attenuate noise.
- Purchase of a hydrafibre processing machine to replace utilization of snow blower for hydrafibre processing. The hydrafibre processing machine is now enclosed within the production.

4.0 NOISE

Noise at the facility is generated from operations associated with growing media processing and are intermittent, occurring during active operational periods such as loading, mixing, and truck dispatch.

Key noise sources include:

- Mobile Equipment: operation of loaders, skid steers, and other heavy equipment, including the use of reversing alarms
- Stationary Equipment: mechanical noise from mixers, conveyors, hydrafibre processing systems, and building ventilation or dust collection systems
- Material Handling: noise associated with loading and unloading activities, including the movement and dropping of bulk materials
- Transportation Activities: truck traffic entering, exiting, and circulating within the Site
- Ancillary Activities: sweeper operation, occasional maintenance work, and equipment idling

4.1 Noise Control Measures

The measures implemented to minimize noise and manage impacts associated with facility operations are a mix of operational and layout/physical controls.

4.1.1 Operational Controls

Operational controls include hour restrictions on high-impact activities, specified handling practices, equipment use optimization, and traffic controls.

4.1.1.1 Hours of Operation

Operational activities will be conducted within permitted hours set out in Township of Langley Bylaw No. 5448 – Community Standards Bylaw (7:00 a.m. to 10:00 p.m.) except for those discussed in 4.1.1.1.1.1 Limited Operations. The facility implements appropriate mitigation measures to minimize potential impacts and remains committed to responsible operation.

4.1.1.1.1 Limited Operations (Outside of Community Standards Bylaw No. 5448)

Limited existing activities (transportation such as trucks departing the site, bulk loading, and preparation for daytime operations limited to one loader and operation of the hydrafiber machine which is contained in the building) outside of these hours will continue to occur to ensure delivery logistics required by growers are met (ferry schedules, 7am delivery to growers etc.). No other routine noise-generating activities will occur outside permitted hours, including operation of mobile equipment (e.g., skid steers, or other heavy equipment and associated reversing alarms), stationary equipment (e.g., mixers, conveyors, and building ventilation or dust collection systems), or material handling activities (e.g., loading, unloading, or movement of bulk materials). These limited practices have been carried out to date without resulting in community complaints and noise generated is consistent with the noise generated by agricultural practices in the region.

4.1.1.2 Material Handling Practices

- Minimize drop heights during material loading, unloading, and processing
- Minimize handling and re-handling
- Maintain maximum buffer distance to the property line for material stockpiles that require frequent handling/are noisy to handle

4.1.1.3 Equipment Use Optimization

Limit simultaneous operation of multiple high-noise pieces of equipment near property boundaries.

4.1.1.4 Traffic and Road

- Enforce a no-idling policy
- Maintain and enforce Site speed limits to 10km/hr
- Conduct regular grading and maintenance of unpaved surfaces to minimize vibration, rattling, and excess noise from uneven road conditions
- Instruct drivers and equipment operators to avoid noisy driving behaviours, including:
  - Rapid acceleration/braking
  - Engine braking
  - Tailgate banging
- Ensure all mobile equipment is maintained with manufacturer's noise controls in good working order

4.1.2 Site Layout and Physical Controls

Physical controls include maintaining maximum buffers, encouraging vegetative buffers, and using Site facilities to block noise to the most sensitive receptors.

4.1.2.1 Buffer

Maintain maximum horizontal separation between active processing areas and high-sensitivity property boundaries.

4.1.2.2 Vegetative Buffer

Maintain current vegetated buffers.

4.1.2.3 Orientation

To the extent possible, screen offsite receptors from noise generation by orienting these activities behind the buildings to use the buildings to deflect/absorb noise in critical directions.

4.2 Meteorological Considerations

Weather is a factor in noise transmission. During temperature inversions or calm conditions, noise may travel further. During such conditions:

- Reduce high-noise activities near boundaries
- Shift operations to central or enclosed areas where practicable

5.0 NOISE MITIGATION RECOMMENDATIONS REVIEW

Routine review will be conducted internally to assess noise conditions and verify the effectiveness of control measures:

- Regular onsite inspections will be carried out to identify and evaluate noise-generating activities.
- Observations will focus on:
  - Shaking of buckets over the hopper
  - Wheel loader scraping/cleaning the mixing floor (shaking the wheel loader forks)
  - Operating the sweeper
  - Any other notably loud noises

These activities support proactive noise management and facilitate timely corrective actions where required.

6.0 COMPLAINT RESPONSE PROCEDURE

A structured complaint response system is implemented and maintained to ensure that all noise-related concerns are effectively managed. Records of complaints, investigations, risk assessments, and root cause analyses are documented and retained in accordance with applicable regulatory requirements.

Complaint management ensures that concerns related to noise are addressed in a timely, transparent, and effective manner to prevent nuisance impacts and support ongoing compliance. All complaints received from the public or neighbouring properties are recorded in a log, including details such as the date, time, nature of the concern, and prevailing Site conditions. Knowing the location of effects and precise time will help identify which activities are most problematic/highest impact. It is often useful to have a map with pins or stickers to identify sensitive receptors (and their schedule, if applicable).

Investigations will be initiated as soon as possible and within one working day to maximize the likelihood of accurate source/cause of the issue. Corrective actions will be reviewed and implemented as soon as possible. Mitigation measures may include operational adjustments, relocation of activities, repair/modification of equipment, or temporary suspension of high-noise-generating activities. Recommended additional mitigation measures may include the following:

- Transition the processing of custom blends/mixes by no longer mixing the product on the floor, but placing the products directly into additional hoppers which decreases the frequency of noise related to bucket scraping
- Increasing the vegetative barrier around the property – specifically on property lines that border the complainant and/or closest residential receptor. Vegetation that is dense and thick can reduce transmitted noise. Evergreen trees and dense non-deciduous shrubs are preferred because they have leaves all year round. Fast-growing species can have a more rapid effect but generally require maintenance and are mostly not evergreen. Reductions of 5dB or more can be achieved this way.

Follow-up will be conducted to confirm the effectiveness of the response, and all actions are documented to report accountability and continuous improvement and follow-up with complainants as applicable.

7.0 TRAINING

Personnel will be trained in the following areas to support effective noise mitigation and operational performance:

- Noise awareness and mitigation practices
- Equipment operation and maintenance
- Complaint response procedures
- Operational best management practices

Training will be provided upon employee onboarding and will be conducted on an annual basis thereafter to ensure ongoing competency and adherence to established procedures. Signage may be helpful to remind staff and casual workers about noise impacts on neighbours.

8.0 PLAN REVIEW AND CONCLUSION

This NMR is a living document and will be reviewed annually to ensure its continued effectiveness and alignment with regulatory requirements. The plan will be updated as necessary to reflect operational changes, emerging best practices, and regulatory updates. Opportunities to incorporate improved technologies will be evaluated and implemented where feasible and practical. Noise will be a consideration in evaluating changes to operational practices and equipment acquisition. In addition, trends identified through complaint records and monitoring activities will be used to inform adaptive management measures and drive continuous improvement in noise mitigation performance.

9.0 REFERENCES

BKL 2026 – West Creek Farms, Langley, Farm Equipment Noise Level Measurements Results, Jorry Luz, Acoustical Consultant, BKL

West Creek Farms,
25044 88 Avenue,
Langley, BC

ATTACHMENT C

Dust Management Plan



PREPARED FOR:
West Creek Farms
25044 88 Avenue
Langley, BC, V1M 3R3

PREPARED BY:
PGL Environmental Consultants
#1500 – 1185 West Georgia Street
Vancouver, BC, V6E 4E6

PGL ENVIRONMENTAL CONSULTANTS

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PGL File: 7892-01.01

June 2026

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List of Acronyms

DMP	-	Dust Management Plan
EMA	-	*Environmental Management Act*
ENV	-	BC Ministry of Environment and Parks
PGL	-	PGL Environmental Consultants
OMRR	-	Organic Matter Recycling Regulation
SMS	-	spent mushroom substrate

1.0 STATEMENT OF PURPOSE AND RESPONSIBILITIES

This Dust Management Plan (DMP) has been developed for West Creek Farms to establish procedures and controls for the identification, prevention, and mitigation of dust emissions associated with West Creek Farms operations.

The DMP supports compliance with:

- The *Environmental Management Act* (EMA) – air contaminant discharge and nuisance provisions
- The Organic Matter Recycling Regulation (OMRR) – nuisance air contaminants
- BC Ministry of Environment and Parks (ENV) Permit #111993 conditions respecting discharge to air and water

The objective is to ensure that:

- Dust is minimized at the source
- No unreasonable adverse effects occur beyond the property boundary
- Operations follow best management practices

2.0 FACILITY DESCRIPTION

West Creek Farms operates a growing media processing facility at 25044 88 Avenue, Langley, BC (the Site; Figure 1). The facility produces agricultural growing media by receiving pre-processed materials, which are temporarily stored onsite before being blended into customized products for distribution.

The Site is located approximately 200m south of the Fraser River, with West Creek running directly along its western boundary.

The northern portion of the Site is used for hay production and includes a retention pond and ditch, both of which discharge to a ditch along 88 Avenue.

Processing activities are concentrated on the southern half of the Site. Two buildings are located onsite: one office building and one production building. The production building houses greenhouse growing media production, hydrafibre processing operations, and fertilizer storage. The remainder of the southern portion is used for active material storage, handling, and processing. Multiple Quonset huts are onsite, including a larger structure used for peat processing and storage, and a smaller structure used to store spent mushroom substrate (SMS). Other materials such as pumice, lava rock, aged black bark, sand, garden soil, and sawdust are stored outside in stockpiles surrounded by concrete barriers.

Growing media is produced both within the production building and in the outdoor area south of the building. This process involves combining components such as peat moss, coco coir, coco chips, bark, sawdust, sand, SMS, and other organic or mineral amendments using loaders and mechanical mixers. Materials are first received and stored in designated areas, then proportioned according to recipe requirements, and blended to ensure a consistent, homogeneous product. The blending process occurs in the production building or on the outdoor mixing pads south of the production building. The final product is then stored or loaded for distribution.

The production building is equipped with a capped stack containing a cyclone dust collection system. In addition, a water-based suppression system is implemented both inside the building (including doorways) and at outdoor processing areas to reduce airborne dust and prevent offsite migration.

2.1 Facility Permit

The Site is authorized to discharge air and water contaminants from the onsite growing media processing activities (pursuant to conditions listed) – Permit #111993 issued on March 3, 2025, under the EMA.

This DMP ensures compliance with requirements listed in the permit.

3.0 DUST

Key sources of dust at the facility are handling, loading, unloading, storage, blending, mixing of loose materials, and the processing of hydrafibre and peat. Dust generation from these sources is generally intermittent and occurs primarily during active operational events, such as material transfer, mixing, and other handling processes.

3.1 Dust Control Measures

The following control measures are implemented to minimize dust and effectively manage potential impacts associated with facility operations:

3.1.1 Production Building Emissions Control

Dust emissions from the production building are controlled through an engineered system designed to eliminate particulate release. Controls include:

- A cyclone dust collection system within the ventilation system
- Capping of the stack emission system to prevent atmospheric discharge of dust particles

3.1.2 Enclosure of Dust-Generating Processes

Dust-generating activities are contained within enclosed structures to limit fugitive emissions:

- Hydrafiber processing is conducted inside the enclosed production building using specialized reconstitution equipment.
- The production building is vented to the cyclone dust collection system.
- Peat processing and storage occur in a large Quonset hut.

3.1.3 Dust Suppression

A water-based dust suppression system is maintained to control airborne dust:

- Misting systems are installed at key locations, including:
  - Inside the production building
  - At building doorways to prevent dust migration

- Sprinkler systems are installed at select outdoor areas such as material stockpiles and truck loading zones.
- A water sweeper truck is deployed during dry conditions to control dust on roadways and active work areas.

3.1.4 Material Handling Practices

Operational procedures are implemented to reduce dust generation:

- Drop heights during material loading and unloading are minimized as much as possible.
- Staff avoid handling materials during high-wind conditions where practicable.

3.1.5 Traffic and Road Controls

Measures are in place to reduce dust from vehicle activity:

- Reduced vehicle speed limits onsite are enforced.
- Clearly defined travel routes are established.
- Dust suppression (water) is applied on high-use roadways.

3.1.6 Material Handling Practices

Stockpiled materials are managed to limit dust generation:

- Reduce exposed surface areas.
- Maintain moisture during dry periods.
- Locate stockpiles away from property boundaries where feasible.

3.1.7 Vegetative Barrier

A vegetative buffer is maintained around the Site to help reduce dust transport and offsite impacts.

3.2 Meteorological Considerations

Facility operations are managed with consideration of weather conditions to minimize the potential for offsite air quality impacts:

- Higher-risk activities are scheduled during periods with favourable conditions to reduce the potential for offsite migration.
- Dust suppression measures are increased and/or dust-generating activities are reduced during conditions that elevate dust generation risk, including:
  - Dry, hot weather
  - Elevated wind speeds
- Where necessary, high dust-generating activities are temporarily suspended to prevent offsite impacts and maintain compliance with regulatory and nuisance control requirements.

4.0 DUST MONITORING PLAN

Routine monitoring is conducted internally to assess dust conditions and verify the effectiveness of control measures:

- Regular onsite inspections are carried out to identify and evaluate dust conditions.
- Observations focus on:
  - The presence of visible dust
  - Evidence of track-out or offsite dust migration
  - Active operational activities that may contribute to dust generation

These monitoring activities support proactive dust management and facilitate timely corrective actions where required.

5.0 COMPLAINT RESPONSE PROCEDURE

A structured complaint response system is implemented and maintained to ensure that all dust-related concerns are effectively managed. Records of complaints, investigations, risk assessments, and root cause analyses are documented and retained in accordance with applicable regulatory requirements.

Complaint management ensures that concerns related to dust are addressed in a timely, transparent, and effective manner to prevent nuisance impacts and support ongoing compliance. All complaints received from the public or neighbouring properties are recorded in a log, including details such as the date, time, nature of the concern, and prevailing site conditions.

Investigations are initiated within 24 hours to determine the source and cause of the issue, and appropriate corrective actions – such as increased watering, operational adjustments, or temporary suspension of high dust-generating activities – are implemented as needed. Follow-up is conducted to confirm the effectiveness of the response, and all actions are documented to support accountability and continuous improvement. This proactive approach ensures that dust-related concerns are resolved efficiently and aligns with the requirements of the EMA, OMRR, and Township of Langley expectations for nuisance management.

6.0 TRAINING

Personnel are trained in the following areas to support effective dust management and operational performance:

- Dust suppression methods
- Equipment operation
- Complaint response procedures
- Operational best management practices

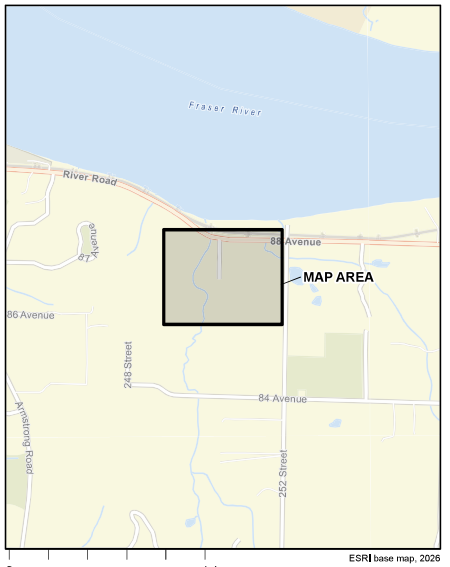
Training is provided upon employee onboarding and is conducted on an annual basis thereafter to ensure ongoing competency and adherence to established procedures.

7.0 PLAN REVIEW AND CONCLUSION

This DMP is a living document and will be reviewed on an annual basis to ensure its continued effectiveness and alignment with regulatory requirements. The plan will be updated as necessary to reflect operational changes, emerging best practices, and regulatory updates. Opportunities to incorporate improved technologies will be evaluated and implemented where feasible and practical. In addition, trends identified through complaint records and monitoring activities will be used to inform adaptive management measures and drive continuous improvement in dust control performance.

Figure





N

Subject Property

Site features are approximate and are presented for discussion purposes only.

0 1:2,000 100 m

2025 ESRI base image. Parcel from Township of Langley, 2026, NAD 1983 UTM Zone 10N

SITE LOCATION

25044 88 Avenue, Langley, BC

WEST CREEK FARMS

PGL ENVIRONMENTAL CONSULTANTS

File No.:	Dwg No.:	FIGURE
7892-01.01	ES_0010	
Date: MAY 2026	Drawn by: TCM	

West Creek Farms,
25044 88 Avenue,
Langley, BC

ATTACHMENT D

Odour Management Plan



PREPARED FOR:
West Creek Farms
25044 88 Avenue
Langley, BC, V1M 3R3

PREPARED BY:
PGL Environmental Consultants
#1500 – 1185 West Georgia Street
Vancouver, BC, V6E 4E6

PGL ENVIRONMENTAL CONSULTANTS

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PGL File: 7892-01.01

June 2026

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7.0 Plan Review and Conclusion 4

List of Acronyms

EMA	-	*Environmental Management Act*
PGL	-	PGL Environmental Consultants
OMP	-	Odour Management Plan
OMRR	-	Organic Matter Recycling Regulation
SMS	-	spent mushroom substrate

1.0 STATEMENT OF PURPOSE AND RESPONSIBILITIES

This Odour Management Plan (OMP) has been developed for West Creek Farms to establish procedures and controls for the identification, prevention, and mitigation of odourous emissions from West Creek Farms operations.

The OMP supports compliance with:

- The *Environmental Management Act* (EMA) – air contaminant discharge and nuisance provisions
- The Organic Matter Recycling Regulation (OMRR) – management of Class B organic matter, setbacks, and storage requirements
- Ministry of Environment and Parks Permit #111993 conditions respecting discharge contaminants to air and water

The objective is to ensure that:

- Odours are minimized at the source
- No unreasonable adverse effects occur beyond the property boundary
- Operations follow best management practices

2.0 FACILITY DESCRIPTION

West Creek Farms operates a growing media processing facility at 25044 88 Avenue, Langley, BC (the Site; Figure 1). The facility produces agricultural growing media by receiving pre-processed materials, which are temporarily stored onsite before being blended into customized products for distribution.

The Site is located approximately 200m south of the Fraser River, with West Creek running directly along its western boundary.

The northern portion of the Site is used for hay production and includes a retention pond and ditch, both of which discharge to a ditch along 88 Avenue.

Processing activities are concentrated on the southern half of the Site. Two buildings are located onsite: one office building and one production building. The production building houses greenhouse growing media production, hydrafibre processing operations, and fertilizer storage. The remainder of the southern portion is used for material storage, handling, and processing. Multiple Quonset huts are present onsite, including a larger structure used for peat processing and storage, and a smaller structure used to store spent mushroom substrate (SMS). Other materials such as pumice, lava rock, aged black bark, sand, garden soil, and sawdust are stored outside in stockpiles surrounded by concrete barriers.

Growing media is produced both within the production building and in the outdoor area south of the building. This process involves combining components such as peat moss, coco coir, coco chips, bark, sawdust, sand, SMS, and other organic or mineral amendments using loaders and mechanical mixers. Materials are first received and stored in designated areas, then proportioned according to recipe requirements, and blended to ensure a consistent, homogeneous product. The blending process occurs in the production building or on the outdoor mixing pads south of the production building. The final product is then stored or loaded for distribution.

2.1 Facility Permit

The Site is authorized to discharge contaminants to air and water from the onsite growing media processing activities pursuant to conditions listed in Permit #111993 issued on March 3, 2025, under the EMA.

This OMP ensures compliance with requirements listed in the permit.

3.0 ODOURS

Odours are generated during material handling and processing of odorous material such as SMS. As materials decompose, biological activity can release compounds that produce noticeable odours, in particular during mixing and agitation.

Many of the products used in the growing media don't generate nuisance odours, including sand, lava rock, bark, and coconut. The only material currently used onsite with the potential to generate significant odours is SMS.

Odour emissions are typically intermittent and event-based, occurring during active handling operations such as unloading or mixing. These emissions are generally short in duration, and there is minimal odour under normal storage conditions.

3.1 Odour Control Measures

The following odour control measures are implemented to minimize emissions and manage potential odour impacts from the facility operations.

3.1.1 Material Acceptance and Source Control

Odour control is achieved primarily through source management and by preventing problematic materials from being shipped to the Site. This is accomplished as follows:

- All incoming materials are subject to a supplier approval program to ensure consistency, stability, and suitability.
- Materials accepted onsite must meet Class B requirements under OMRR.
  - SMS received at the facility is pre-processed.
- Materials that are highly odorous, such as un-composted manures and green wastes are not accepted at the Site.

3.1.2 Inventory Management

Inventory of odour-generating materials is managed to promote frequent turnover, reducing the potential for material aging and the development of anaerobic conditions. Materials are controlled to minimize onsite residence time as follows:

- Storage of odour-generating materials, particularly SMS, is limited to approximately 1–2 weeks of supply.
- Inventory levels are closely monitored to minimize any aging SMS accumulating.

3.1.3 Storage Controls

Storage of odour-generating materials and SMS, is managed to limit odour generation by:

- Placing material within designated storage areas
- Storing material under cover to minimize emissions
- Storing material on impermeable surfaces
- Locating storage areas with a minimum 30m setback from watercourses
- Locating storage areas as far from property boundaries as practical.
- Storing smaller batch sizes of material to reduce the potential for decomposition

3.1.4 Material Handling Practices

Blending and handling activities are managed to reduce odour generation through the following practices:

- Reducing disturbance of stored materials
- Minimizing drop heights during material loading and unloading as much as possible
- Avoiding unnecessary agitation
- Quickly processing material following delivery

3.1.5 Vegetative Barrier

A vegetative buffer is maintained around the Site to help reduce offsite impacts by wind attenuation and increase odour dispersion and dilution.

3.2 Meteorological Considerations

Facility operations are managed with consideration of prevailing weather conditions to minimize the potential for offsite odour impacts. The standard operational procedures do not include high-risk odour-generating activities:

- Odourous activities are restricted or reduced during unfavourable conditions, including:
  - Atmospheric inversions
- Non-standard operational activities with the potential to generate odour are scheduled during periods with favourable conditions to reduce the potential for offsite migration.
- Where necessary, non-standard operational odour-generating activities are suspended to prevent offsite impacts and maintain compliance with regulatory requirements.

4.0 ODOUR MONITORING PLAN

Routine monitoring is conducted internally to assess odour conditions and verify the effectiveness of control measures:

- Regular onsite inspections are performed to identify the presence and potential sources of odours.
- Observations focus on:
  - Material condition (e.g., signs of decomposition or anaerobic activity)
  - Integrity of storage systems and containment measures
  - Ongoing operational activities that may contribute to odour generation

These monitoring practices support proactive odour management and enable timely response to potential issues.

5.0 COMPLAINT RESPONSE PROCEDURE

A structured complaint response system is implemented and maintained to ensure that all odour-related concerns are effectively managed. Records of complaints, investigations, risk assessments, and root cause analyses are documented and retained in accordance with applicable regulatory requirements.

Complaint management ensures that concerns related to odour are addressed in a timely, transparent, and effective manner to prevent nuisance impacts and support ongoing compliance.

All complaints received from the public or neighbouring properties are recorded in a log, including details such as the date, time, nature of the concern, location, prevailing site conditions and odour description using FIDOL (Frequency, Intensity, Duration, Offensiveness).

Investigations are initiated within 24 hours to determine the source and potential odour source, and appropriate corrective actions – such as adjusting or suspending operations, covering or isolating odour-generating material, reducing inventory, modifying handling procedures – are implemented as needed. Follow-up is conducted to confirm the effectiveness of the response, and all actions are documented to support accountability and continuous improvement. This proactive approach ensures that odour-related concerns are resolved efficiently and in alignment with the requirements of the EMA, OMRR, and Township of Langley.

6.0 TRAINING

Personnel are trained in the following areas to support effective odour management and operational performance:

- Odour prevention methods
- Equipment operation
- Complaint response procedures
- Operational best management practices

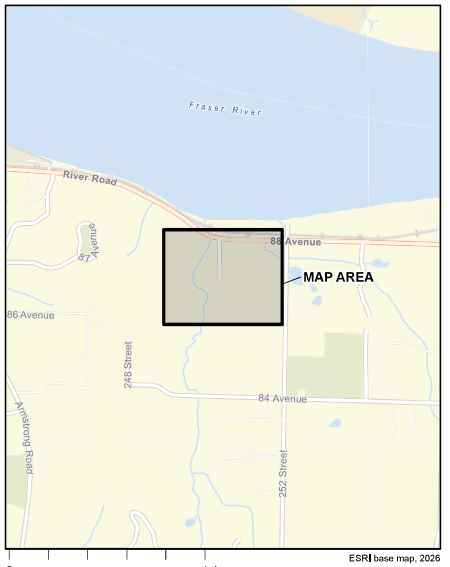
Training is provided upon employee onboarding and is conducted on an annual basis thereafter to ensure ongoing competency and adherence to established procedures.

7.0 PLAN REVIEW AND CONCLUSION

This OMP is a living document and will be reviewed on an annual basis to ensure its continued effectiveness and alignment with regulatory requirements. The OMP will be updated as necessary to reflect operational changes, emerging best practices, and regulatory updates. Opportunities to incorporate improved technologies will be evaluated and implemented where feasible and practical. In addition, trends identified through complaint records and monitoring activities will be used to inform adaptive management measures and drive continuous improvement in odour control performance.

Figure





N

Subject Property

Site features are approximate and are presented for discussion purposes only.

0 1:2,000 100 m

2025 ESRI base image. Parcel from Township of Langley, 2026, NAD 1983 UTM Zone 10N

SITE LOCATION

25044 88 Avenue, Langley, BC

WEST CREEK FARMS

PGL ENVIRONMENTAL CONSULTANTS	File No.: 7892-01.01	Dwg No.: ES_0010	FIGURE
	Date: MAY 2026	Drawn by: TCM	

© PGL, 2026 [P:\Projects\7800-7899\7892\7892-01\7892-01.aprx]

TERMS OF INSTRUMENT - PART II

ATTACHMENT E

COVENANT - SECTION 219 OF THE *LAND TITLE ACT*

THIS AGREEMENT is dated for reference as of the last date of execution by a party to this agreement.

BETWEEN:

[INSERT NAME AND ADDRESS OF THE COVENANT]

(the "Covenantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY,
20338 – 65th Avenue, Langley, BC V2Y 3J1

(the "Municipality")

OF THE SECOND PART

AND:

[INSERT NAME AND ADDRESS OF MORTGAGE HOLDER]

(the "Mortgage Company")

OF THE THIRD PART

WHEREAS:

A. The Covenantor is the registered owner of ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Langley, in the Province of British Columbia, and more particularly known and described as follows:

Parcel Identifier: **[insert PID and legal description]**

(the "Lands")

B. On l 2026, the Municipality adopted Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (WEST CREEK FARMS LTD.) Bylaw 2023 No. 5899 (the “Rezoning Bylaw”), amending Township of Langley Zoning Bylaw 1987 No. 2500 to add a site-specific permitted use of “processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials” (the “Facility”) for the portion of the Lands as shown on Schedule “A” of the Rezoning Bylaw (the “Rezoned Lands”).

C. Section 219 of the *Land Title Act* provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to the land, in favour of the municipality or the Crown, and that the covenant is enforceable against the Covenantor and the successors in title of the Covenantor.

D. A covenant under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance with the covenant, is not to be built on except in accordance with that covenant or is not to be

built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.

E. The Covenantor agrees to use the Rezoned Lands in accordance with the terms and conditions herein provided for.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration and the sum of One Dollar ($1.00) now paid by the Municipality to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree that the Facility on the Rezoned Lands shall not be used or built on except in accordance with this Covenant as follows:

1. THE COVENANTOR COVENANTS AND AGREES with the Municipality that:

   a) unless otherwise authorized by bylaw or approved by Council, the Facility on the Rezoned Lands, or any portion thereof, shall only be used in strict compliance with:

      i) the Floodplain Management Plan **[insert plan details]** prepared by **[insert name]** accepted by the Municipality on **[insert date]** attached hereto as Schedule A. For greater certainty, it is understood and agreed that the Covenantor will incorporate or will cause to be incorporated into the development and use of the Rezoned Lands, or any portion thereof, floodplain management as set out in Schedule A;

      ii) the Noise Mitigation Plan **[insert plan details]** prepared by **[insert name]** accepted by the Municipality on **[insert date]** attached hereto as Schedule B. For greater certainty, it is understood and agreed that the Covenantor will incorporate or will cause to be incorporated into the development and use of the Rezoned Lands, or any portion thereof, noise mitigation as set out in Schedule B;

      iii) the Dust Management Plan **[insert plan details]** prepared by **[insert name]** accepted by the Municipality on **[insert date]** attached hereto as Schedule C. For greater certainty, it is understood and agreed that the Covenantor will incorporate or will cause to be incorporated into the development and use of the Rezoned Lands, or any portion thereof, dust management as set out in Schedule C;

      iv) the Odour Management Plan **[insert plan details]** prepared by **[insert name]** accepted by the Municipality on **[insert date]** attached hereto as Schedule D. For greater certainty, it is understood and agreed that the Covenantor will incorporate or will cause to be incorporated into the development and use of the Rezoned Lands, or any portion thereof, odour management as set out in Schedule D,

   b) the Covenantor shall not sell, transfer, convey, assign or lease any part of its interest in the Lands or any portion thereof until the Covenantor provides notice (whether written or otherwise) to each prospective purchaser, purchaser or lessee thereof, as the case may be, of the terms and conditions herein provided for.

2. IT IS MUTUALLY UNDERSTOOD and acknowledged by and between the parties hereto that the Noise Mitigation Plan attached hereto as Schedule B constitutes a noise mitigation plan or noise mitigation recommendations approved in conjunction with the Rezoning Bylaw for the purpose of Section 10.7(d) of Community Standards Bylaw 2019 No. 5448.

3. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:

   a) nothing contained or implied herein shall in any way restrict or abrogate and shall not be deemed to restrict or abrogate, the rights and powers of the Municipality in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, in its absolute discretion, and in accordance with its lawful powers and duties;

b) the burden of the covenants herein provided for shall run with the Lands and will be personal and binding upon the Covenantor during the Covenantor's seisen of or ownership of any interest in the Lands;

c) notwithstanding anything to the contrary, the Covenantor shall not be liable under any breach of any covenants and agreements contained herein after the Covenantor ceases to have any further interest in the Lands;

d) the Covenantor will deliver, after execution hereof, this Agreement to the Municipality in a form acceptable as a Section 219 Covenant and concurrently such instruments of priority as may be necessary to give this Agreement priority over all financial charges and encumbrances which may have been registered against the title to the Lands at the time of submitting this Agreement for registration in the applicable Land Title Office, save and except those specifically approved in writing by the Municipality or in favour of the Municipality;

e) the fee simple estate in and to the Lands will not pass or vest in the Municipality under or by virtue of these presents and the Covenantor may fully use and enjoy the Lands except only for the requirements provided for in this Agreement;

f) the Covenantor and its successors and assigns shall at all times indemnify and save harmless the Municipality, its officers, employees and elected officials, from and against all claims, demands, actions, suits, loss, costs, fines, penalties, charges, damages and expenses including legal fees and litigation expenses whatsoever which the Municipality may incur, suffer or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Covenantor contained in this Agreement;

g) the covenants and agreements on the part of the Covenantor and herein provided for have been made by the Covenantor as contractual obligations as well as having been made pursuant to Section 219 and as such will be binding on the Covenantor;

h) nothing herein provided for shall be deemed to constitute waivers of any lawful requirements with which the Covenantor would otherwise be obligated to comply with;

i) no amendment of, addition to, or discharge of this Agreement shall be binding upon the parties hereto unless it is in writing and executed by the parties hereto;

j) if any provision provided for in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this Agreement which shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained therein and such other provisions shall be enforceable to the fullest extent permitted by law;

k) the Municipality, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies, including specific performance, injunction and/or declaratory relief, to enforce its rights under this Agreement;

l) the Covenantor shall pay for the preparation and registration, if applicable, of this Agreement together with any concurrent instruments of priority as herein provided for and any amendment, addition or discharge thereof;

m) wherever the singular, masculine or neuter is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic according to the context in which it is used;

n) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement;

o) this Agreement shall enure to the benefit of and be binding upon the Covenantor, the Municipality and their respective successors and assigns.

4. The Mortgage Company in consideration of the payment of ONE DOLLAR ($1.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged)

hereby agrees and consents to the registration of the Covenant herein granted under Section 219 of the *Land Title Act*, running with the Lands and against the Lands in priority to the said Mortgage Company Document(s) registered under No(s). **[insert charge numbers]** in the same manner and to the same effect as if it/they had been dated, granted and registered prior to the Mortgage Document(s).

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day, month and year first above written.

SCHEDULE A

INSERT FLOODPLAIN MANAGEMENT PLAN

SCHEDULE B

INSERT NOISE MITIGATION PLAN

SCHEDULE C

INSERT DUST MANAGEMENT PLAN

SCHEDULE D

INSERT ODOUR MANAGEMENT PLAN

TERMS OF INSTRUMENT - PART II

ATTACHMENT F

COVENANT - SECTION 219 OF THE *LAND TITLE ACT*

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BETWEEN:

[INSERT NAME AND ADDRESS OF COVENANTOR]

(the "Covenantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY,
20338 – 65th Avenue, Langley, BC V2Y 3J1

(the "Municipality")

OF THE SECOND PART

AND:

[INSERT NAME AND ADDRESS OF MORTGAGE HOLDER]

(the "Mortgage Company")

OF THE THIRD PART

WHEREAS:

A. The Covenantor is the registered owner of ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Langley, in the Province of British Columbia, and more particularly known and described as follows:

Parcel Identifier: **[insert PID and legal description]**

(the "Lands")

B. On l 2026, the Municipality adopted Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (WEST CREEK FARMS LTD.) Bylaw 2023 No. 5899 (the “Rezoning Bylaw”), amending Township of Langley Zoning Bylaw 1987 No. 2500 to add a site-specific permitted use of “processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials” (the “Facility”) for the portion of the Lands as shown on Schedule “A” of the Rezoning Bylaw (the “Rezoned Lands”).

C. Section 219 of the *Land Title Act* provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to the land, in favour of the municipality or the Crown, and that the covenant is enforceable against the Covenantor and the successors in title of the Covenantor.

D. A covenant under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance

with the covenant, is not to be built on except in accordance with that covenant or is not to be built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.

E. The Covenantor agrees to use the Rezoned Lands in accordance with the terms and conditions herein provided for.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration and the sum of One Dollar ($1.00) now paid by the Municipality to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree that the Facility on the Rezoned Lands shall not be used or built on except in accordance with this Covenant as follows:

1. THE COVENANTOR COVENANTS AND AGREES with the Municipality that:

   a) The Facility on the Rezoned Lands, or any portion thereof, shall only be used in strict compliance with the Municipality's Community Standards Bylaw 2019 No. 5448 (the "Standards Bylaw"), as may be amended or replaced from time to time, including the Quiet Zone requirements therein, subject to such lawful uses and exemptions as are authorized under the Standards Bylaw, or as may otherwise be authorized by bylaw or approved by Council.

   b) the Covenantor shall not sell, transfer, convey, assign or lease any part of its interest in the Lands or any portion thereof until the Covenantor provides notice (whether written or otherwise) to each prospective purchaser, purchaser or lessee thereof, as the case may be, of the terms and conditions herein provided for.

2. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:

   a) nothing contained or implied herein shall in any way restrict or abrogate and shall not be deemed to restrict or abrogate, the rights and powers of the Municipality in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, in its absolute discretion, and in accordance with its lawful powers and duties;

   b) the burden of the covenants herein provided for shall run with the Lands and will be personal and binding upon the Covenantor during the Covenantor's seisen of or ownership of any interest in the Lands;

   c) notwithstanding anything to the contrary, the Covenantor shall not be liable under any breach of any covenants and agreements contained herein after the Covenantor ceases to have any further interest in the Lands;

   d) the Covenantor will deliver, after execution hereof, this Agreement to the Municipality in a form acceptable as a Section 219 Covenant and concurrently such instruments of priority as may be necessary to give this Agreement priority over all financial charges and encumbrances which may have been registered against the title to the Lands at the time of submitting this Agreement for registration in the applicable Land Title Office, save and except those specifically approved in writing by the Municipality or in favour of the Municipality;

   e) the fee simple estate in and to the Lands will not pass or vest in the Municipality under or by virtue of these presents and the Covenantor may fully use and enjoy the Lands except only for the requirements provided for in this Agreement;

   f) the Covenantor and its successors and assigns shall at all times indemnify and save harmless the Municipality, its officers, employees and elected officials, from and against all claims, demands, actions, suits, loss, costs, fines, penalties, charges, damages and expenses including legal fees and litigation expenses whatsoever which the Municipality may incur, suffer or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Covenantor contained in this Agreement;

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i) no amendment of, addition to, or discharge of this Agreement shall be binding upon the parties hereto unless it is in writing and executed by the parties hereto;

j) if any provision provided for in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this Agreement which shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained therein and such other provisions shall be enforceable to the fullest extent permitted by law;

k) the Municipality, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies, including specific performance, injunction and/or declaratory relief, to enforce its rights under this Agreement;

l) the Covenantor shall pay for the preparation and registration, if applicable, of this Agreement together with any concurrent instruments of priority as herein provided for and any amendment, addition or discharge thereof;

m) wherever the singular, masculine or neuter is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic according to the context in which it is used;

n) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement;

o) this Agreement shall enure to the benefit of and be binding upon the Covenantor, the Municipality and their respective successors and assigns.

3. The Mortgage Company in consideration of the payment of ONE DOLLAR ($1.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) hereby agrees and consents to the registration of the Covenant herein granted under Section 219 of the *Land Title Act*, running with the Lands and against the Lands in priority to the said Mortgage Company Document(s) registered under No(s). **[insert charge numbers]** in the same manner and to the same effect as if it/they had been dated, granted and registered prior to the Mortgage Document(s).

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day, month and year first above written.

West Creek Farms
Potential Containment Options Explored

Background and Purpose

The Township of Langley Council considered third reading of Zoning Bylaw Amendment No. 5899 (West Creek Farms) on April 13, 2026. The amendment would add to the list of permitted uses of the Rural Floodplain Zone RU-5 the following:

"Processing and distribution facility for growing media as a root base medium for commercial sale but excluding any on-site composting or use of any composting materials. This use, including all processing and distribution activities, must be entirely contained to the southern 4.0 ha (9.8 ac) portion of Parcel "C" (Reference Plan 4427) of the North West Quarter of Section 26 Township 11 New Westminster District and must be in accordance with ALC Resolution #35/2023 of the Agricultural Land Commission."

The Agricultural Land Commission approved West Creek Farms' growing media processing and distribution facility on January 27, 2023. The ALC determined that the Processing Facility provides an essential service to agriculture, and therefore supports the purposes of the Agricultural Land Reserve by providing materials for the greenhouse, horticultural and nursery industries.

The Township of Langley Council deferred consideration of third reading of the Bylaw Amendment and directed staff to work with West Creek Farms on Floodplain Management, Noise Mitigation, Dust Management and Odour Management Plans, restrictive covenants, and watercourse setbacks confirmation. As well, Council directed staff to work with West Creek Farms to:

> "explore and provide options for potential containment of the proposed non-farm, processing use."

This report explores the options for containment including those which have already been implemented.

Description of Facility

West Creek Farms has operated a growing media processing facility at 25044 88 Avenue, Langley, BC for over 40 years. The facility produces agricultural growing media by receiving pre-processed materials, which are temporarily stored onsite before being blended into customized products for distribution.

The northern portion of the Site is used for hay production and includes a retention pond and ditch, both of which discharge to a ditch along 88 Avenue.

Processing activities are concentrated on the southern half of the Site. Two buildings are located onsite: one office building and one production building. The production building

houses greenhouse growing media production, hydrafiber processing operations, and fertilizer storage. The remainder of the southern portion is used for active material storage, handling, and processing. Multiple Quonset huts are onsite, including a larger structure used for peat processing and storage, and a smaller structure used to store spent mushroom substrate (SMS). Other materials such as pumice, lava rock, aged black bark, sand, garden soil, and sawdust are stored outside in stockpiles surrounded by concrete barriers.

Growing media is produced both within the production building and in the outdoor area south of the building. This process involves combining components such as peat moss, coco coir, coco chips, bark, sawdust, sand, SMS, and other organic or mineral amendments using loaders and mechanical mixers. Materials are first received and stored in designated areas, then proportioned according to recipe requirements, and blended to ensure a consistent, homogeneous product. The blending process occurs in the production building or on the outdoor mixing pads south of the production building. The final product is then stored or loaded for distribution.

CONTAINMENT OPTIONS

The containment options explored and/or implemented are presented in the following categories:

1. Dust
2. Noise
3. Odour
4. Vegetative Buffer
5. Floodplain Related
6. Footprint
7. Stormwater

For the purposes of this report “containment” is defined as “the act, process, or means of keeping something within limits”.

1. Dust Containment

1.1 Ventilation/Exhaust Stack for the Main Processing Building

Concerns raised regarding emissions from the ventilation/exhaust stack on the roof of the main processing building caused WCF to collect a representative sample for laboratory testing by one of the leading environmental testing firms, EMSL Analytical. The test results were reviewed by an Agrologist and determined to be within World Health Organization standards. However, in an abundance of caution, options for containment were explored.

Containment System Implemented

After review of the options, WCF implemented a system to completely capture and contain all emissions from the stack. There are no longer any airborne particulates being emitted from the stack. All are now captured and diverted into a cyclone dust collector.





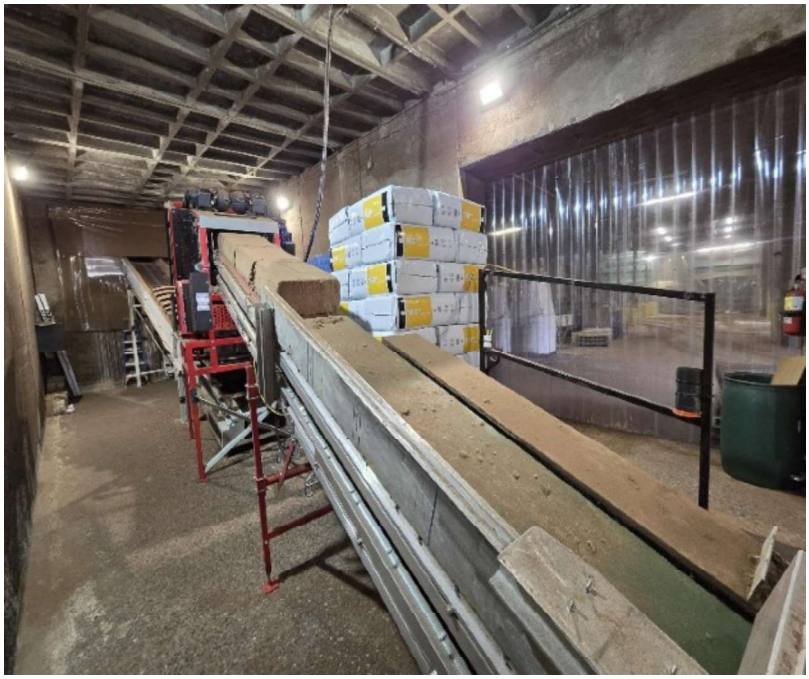
Capped Stack and Cyclone Dust Collector

1.2 Reconstituting Hydrafiber

WCF investigated options to contain dust generated in the process of reconstituting compressed bales of yellow pine (Hydrafiber). The product was placed on a mixing pad and then run through a snow blower which generated considerable dust. Options for containment of dust from the reconstituting process were explored.

Containment System Implemented

In the spring of 2025, a Hydrafiber processing machine was purchased and installed inside the covered lean-to, allowing efficient processing of materials while substantially reducing offsite impacts. As well, plastic side panels were installed around major door openings to further contain dust in the area.



Hydrafiber Processing Machine

1.3 Dust Generation Around Openings of Main Processing Building

During dry weather periods, areas around the openings of the main processing building generated dust. WCF explored options for mitigating dust generation.

Containment System Implemented

To reduce high dust generation around the main processing building openings, WCF has installed a system of water misting stations in key areas for use during dry weather periods.



Water Misting System

1.4 Control of General Yard Dust

Especially during dry weather periods, machinery and truck activity in the yard and on the roadways can generate a certain level of dust. WCF explored options to mitigate and contain this dust as much as possible. One option explored was the use of a chemical dust suppression material. However, this proved not to be feasible because of the potential risk of contaminating the growing media. Other options such as regular sweeping were investigated.

Containment System Implemented

During the dry season, WCF engages a sweeper truck to clean the yard and roadways once a week. This has proven effective in minimizing the material that can generate dust.

Sweeper Truck



1.5 Additional Processing Equipment and Structures

WCF is exploring further dust mitigation approaches such as purchasing additional hoppers, a peat processing machine, covered conveyors, and covering these additional items with a physical structure. These types of improvements would potentially reduce the need for material handling by loaders, further lessening dust. However, further research is necessary to ensure effectiveness of these options and operational logistics. As well, there would be application requirements for relevant permits.

2. Noise Containment

2.1 Equipment Upgrades

WCF has assessed all equipment used in the processing facility from a noise generating perspective. One wheel loader was identified as particularly noisy and options for replacement were explored.

Noise Mitigation Implemented

The noisy loader was replaced with a quieter model to minimize sound emissions.

2.2 Reconstituting Hydrafiber

The use of a snow blower to reconstitute compressed bales of yellow pine (Hydrafiber), not only generated dust but was somewhat noisy. As mentioned under the dust containment section, options were explored for reconstituting the Hydrafiber.

Noise Mitigation Implemented

A Hydrafiber processing machine was purchased and installed inside the covered lean-to, allowing efficient processing of materials while substantially reducing potential offsite impacts. As well, plastic side panels were installed around major door openings to further contain noise in the area.

2.3 Backup Beepers

WCF explored options for use of backup beepers with WCB and the manufacturer for each piece of equipment to determine the lowest level of decibels acceptable for industry standards. In accordance with WorkSafeBC Occupational Health and Safety Regulation, Part 15 – Powered Mobile Equipment, Section 15.12, all mobile equipment must be equipped with a functional backup warning system. WCF pursued but was unable to obtain WorkSafeBC approval for fully silent backup warnings (e.g., flashing lights, etc.).

Noise Mitigation Implemented

WCF has replaced all existing backup beepers with low-decibel beepers to reduce noise levels while maintaining safety.

2.4 Signage

WCF explored options for better communicating the need to reduce on site noise.

Noise Mitigation Implemented

A sign was installed the yard entrance indicating that trucks are entering a QUIET zone and requesting all truckers to be considerate of the neighbours by minimizing noises.



Quiet Zone Sign

2.5 Additional Processing Equipment and Structures

WCF is exploring further noise mitigation approaches such as purchasing additional hoppers, a peat processing machine, covered conveyors, and covering these additional items with a physical structure. These types of improvements would potentially reduce the need for material handling by loaders further lessening noise. However, research is necessary to ensure effectiveness of these options and operational logistics. As well, there would be application requirements for relevant permits.

3. Odour Containment

3.1 Spent Mushroom Substrate (SMS)



Approximately 98% of WCF's raw ingredients (including peat moss, coconut coir, sand, and Douglas fir bark, etc.) are inert and do not produce odours. However, spent mushroom substrate (SMS) was purchased directly from growers and stored on site in large uncovered piles. From time to time, when these large piles were disturbed, considerable odour was generated. WCF explored options to mitigate odours.

Odour Containment Implemented

Since early 2025, WCF has implemented a number of containment measures to substantially reduce, if not eliminate, the potential for this product to generate odour. WCF now purchases SMS from a distributor who sources the material from the grower; screens, heats and processes the material over a 10-week period on their property. During that time, the material is turned weekly to maintain aerobic conditions and thermophilic temperatures (approximately 80–85°C) to reduce pathogens and odours. The SMS material is then delivered to WCF onto an impermeable surface within a dedicated

covered bunker located in the southeast storage area of the property away from watercourses and domestic water sources, in compliance with the Agricultural Environmental Management Code of Practice under the Environment Act.

WCF only stores 1-2 truckloads of SMS in the covered bunker. The product is used regularly, usually within two weeks, minimizing any risk of odour generation.

4. Vegetative Buffer

The 4.0-hectare growing media processing and distribution facility at West Creek Farms is surrounded by a dense vegetative buffer, ranging from 3 to 8 metres in width. These buffers serve as both physical and biological barriers, effectively reducing odour, noise, dust, and particulate drift from operational areas to neighbouring properties. The buffer consists of healthy, well-maintained evergreen and shrub plantings, ensuring year-round mitigation and compliance with the Code of Practice for Agricultural Environmental Management.

WCF also explored the feasibility of additional plantings with arborists but were cautioned that given the maturity of the existing trees it would be unlikely that new plantings would thrive in the existing situation.

WCF would like to explore the option of increasing the green space or riparian area along the 54 meters where the top of bank runs along the paved area in front of the barn. This option would require further study on the feasibility of this approach, consultation with a Qualified Environmental Professional, determining requirements for applicable permits, and cost effectiveness.

Containment Commitment

WCF values the importance of the vegetative buffer and continues to maintain the buffer in a healthy state as has been done for the last 40 years.



Vegetative Buffer

5.0 Floodplain Related



5.1 Product Containment (Lime, Dolomite and Fertilizers)

Over the last 40 years, there has been no experience of the water level reaching the top of bank, much less the barn (main processing building). However, WCF has explored options to prepare for an event like the 1948 flood. Containment options for products stored on site namely, lime, dolomite and fertilizers were reviewed. No pesticides are used nor stored on site.

Containment Implemented

Lime and Dolomite are entirely contained in silos and would not be effected by flood waters.

All fertilizers are stored on pallets wrapped in plastic within the main processing building. The door to the building will be closed, eliminating the risk of any material being swept out of the barn area. Pallets stored on multi-layered racking/shelving are well above the flood risk level. Pallets stored on the floor will be raised with 3 additional pallets under the initial pallet to raise them above the flood risk level and/or will be moved to the second floor of the barn.





Second Floor of Barn and Wrapped Fertilizer on Pallets

5.2 Bulk Product Containment

WCF has reviewed options for protection of bulk products such as bark, sawdust, coco products, lava rock, SMS, and landscaping products in the event of a 1948 flood. These products are stored in individual bunkers formed with cement blocks.

Containment Plan Implemented

As part of flood preparedness management, bulk products will be protected by placing sandbags, totes filled with sand, and/or cement blocks at the mouth of each bunker to retain products in their bunkers.

Plastic wrapped products stored on pallets in the yard will be moved to higher ground on the southeast portion of the property as needed or feasible.

6. Footprint of Processing Facility



6.1 Area of Operation

The approval granted by the Agricultural Land Commission allowing the continuation of the operation is restricted to the current footprint. The ALC decision states: “the Panel approves the Proposal to use 4 ha of the Property to continue operating a growing media processing and distribution facility subject to the following conditions:

- Siting of the non-farm use in accordance with Schedule A
- No further expansion of the non-farm use without approval of the ALC through the submission of a new non-farm use application.
- Approval for non-farm use is granted for the sole benefit of the Applicant and is non-transferable.”

Containment of Area of Operation

WCF has no plans to expand the approved area of operation nor construct any permanent physical structures within 30 meters of the creek or top of bank.

7. Watercourse Protection

7.1 Health of West Creek

The health of West Creek, a red coded watercourse, is important to West Creek Farms. When concerns were raised about the potential impact of the processing facility on this

watercourse, WCF initiated testing of run off water draining from the site. WCF engaged with the BC Ministry of Environment to ensure the operation was following the appropriate protocols to ensure protection of the watercourse.

Containment Implemented

WCF has applied for and received permits from the BC Ministry of Environment that outlines authorized discharge effluent and air contaminants. WCF reports annually on this permit to satisfy the Ministry that any discharges are within allowed limits.



PROVINCE OF BRITISH COLUMBIA

Environmental Protection

BRITISH COLUMBIA

MINISTRY OF ENVIRONMENT AND PARKS

PERMIT

111993

Under the Provisions of the Environmental Management Act

WEST CREEK FARMS LTD.

102 20475 Douglas Crescent
Langley, BC V3A 4B6

7.2 Stormwater Management

Options for improving on site drainage have been explored by WCF. Further exploration will be conducted as part of continuing to make upgrades to the processing facility in the context of operational efficiencies, as part of 1.5 and 2.5 (Additional Processing Equipment and Structures).

Options for Further Containment

As previously mentioned, WCF is exploring further noise and dust mitigation approaches such as purchasing additional hoppers, a peat processing machine, covered conveyors, and covering these additional items with a physical structure. These types of improvements would potentially reduce the need for material handling by loaders further lessening noise and dust. However, research is necessary to ensure effectiveness of these options and operational logistics. As well, there would be application requirements for relevant permits and the improvements would need to take into account storm water management.

Respectfully submitted

June 12, 2026

West Creek Farms

Harry Bouwman

Rena Vanderwal

Rena Vanderwal

Pacific Agricultural Consulting Ltd.
188-46150 Thomas Road
Chilliwack, BC, V2R 6B3
[redacted]

ATTACHMENT H

May 12, 2026

West Creek Farms Ltd
25055 88 Avenue, Langley, BC

Subject: Confirmation of Potentially Required Setbacks from West Creek | Rezoning Application No. 100733

1.0 PURPOSE

Pacific Agricultural Consulting Ltd. (Pacific Ag) has prepared this memorandum for West Creek Farms Ltd. in response to a request from the Township of Langley, made in connection with Rezoning Application No. 100733, for confirmation by a Qualified Environmental Professional (QEP) of the potentially required setbacks from West Creek that may be, or would be, applicable to a non-farm processing and distribution use if such a use were being contemplated within an urban (non-Agricultural Land Reserve) area.

The subject property at 25044 88 Avenue is currently within the Agricultural Land Reserve (ALR), and the existing growing media processing and distribution operation has been determined by the Agricultural Land Commission to constitute a non-farm use. The analysis below identifies the streamside setbacks from West Creek that would apply to the existing West Creek Farms operation under the rezoning scenario contemplated by Rezoning Application No. 100733, in which the subject property would be zoned under the Township of Langley Zoning Bylaw 2500 for an urban use accommodating commercial or industrial activity. As discussed in section 4.0, only the Township of Langley OCP Schedule 3 setback is genuinely contingent on the ALR designation of the property; the other frameworks addressed in this memorandum apply regardless of ALR status.

This memorandum draws on the field-measured SPEA values and material inventory documented in the formal watercourse assessment of West Creek along the western boundary of the subject property completed by Pacific Ag on March 30, 2026 (see section 2.2 below).

2.0 SITE AND WATERCOURSE CONTEXT

2.1 West Creek

The subject property is bounded on the western side by West Creek, a gazetted, year-round salmon-bearing watercourse identified on the BC Habitat Wizard, the Sensitive Habitat Inventory and Mapping (SHIM) database, and the Township of Langley web map. West Creek originates approximately 18 kilometres south of the subject property and discharges to the Fraser River approximately 175 metres

north of the property. The West Creek watershed supports populations of Coho Salmon (*Oncorhynchus kisutch*), Chinook Salmon (*O. tshawytscha*), Chum Salmon (*O. keta*), Pink Salmon (*O. gorbuscha*), Steelhead (*O. mykiss*), and Threespine Stickleback (*Gasterosteus aculeatus*), among other species.

On the basis of its year-round salmonid use and its connectivity to the Fraser River, West Creek meets the criteria of a Class A watercourse under the Township of Langley Watercourse Classification framework (red, orange, or magenta colour-coding on OCP Map 11). West Creek is also a stream as defined under the Riparian Areas Protection Regulation (RAPR) and provides direct fish habitat for the purposes of that regulation.

2.2 Watercourse Assessment Summary

A formal watercourse assessment of West Creek along the western boundary of the subject property was completed by Pacific Ag on March 30, 2026 (Pacific Agricultural Consulting Ltd., Watercourse Assessment, 25044 88 Avenue, Langley). The assessment applied the RAPR Detailed Assessment methodology and divided the watercourse into two reaches:

- Reach 1 (R1) extends approximately 401 m along the northern portion of the property and meets the definition of a ravine under the RAPR (a steep-sided valley with channel-bank slopes greater than 3:1). The top-of-bank channel width in R1 is approximately 51 m, with bankfull and wetted widths of 12.8 m and 9.1 m respectively.
- Reach 2 (R2) extends approximately 105 m along the southern portion of the property. R2 is not a ravine. The top-of-bank channel width in R2 is approximately 28.9 m, with bankfull and wetted widths of 7.7 m and 4.9 m respectively.

Both reaches were classified as Riffle-pool (RPg-w) channels. The Streamside Protection Vegetated Type (SPVT) along both reaches is Treed (TR), with continuous riparian vegetation greater.

The Detailed Assessment yielded the following SPEA widths, based on the widest of the LWD, litter fall and insect drop, and shade Zones of Sensitivity (ZOS) for each reach:

Table 1 - Field-measured SPEA values for West Creek along the western boundary of the subject property

Reach ID	Permanent (Y/N)	Fish Presence (Y/N)	Ravine (Y/N)	SPEA Width (m)			
				Detailed RAPR Methodology			
				LWD	Litterfall	Shade	Result
R1	Y	Y	Y	30	15	30	30
R2	Y	Y	N	23.1	15	23.1	23.1

These field-measured values are referenced throughout the analysis below and underpin the confirmation provided in section 6.0.

3.0 SCOPE OF THE HYPOTHETICAL URBAN-CONTEXT SCENARIO

The Township's request asks the QEP to identify the streamside setbacks that would apply to a non-farm processing and distribution use if such a use were located on lands within the Township that are zoned for urban use rather than designated Agricultural Land Reserve. The request is made in connection with Rezoning Application No. 100733 for the subject property. The single counterfactual underpinning this analysis is therefore the land use designation of the subject property itself; all other elements of the situation are taken as actual rather than hypothetical. Specifically:

1) the West Creek Farms processing and distribution operation continues at the subject property substantially in its current form, including the storage of Class B managed organic matter and the use of the existing operational footprint;
2) the watercourse adjacent to the subject property is West Creek, with biophysical characteristics as documented in the March 30, 2026 watercourse assessment summarized in section 2.2;
3) for the purposes of this analysis, the subject property is treated as being outside the Agricultural Land Reserve and zoned under the Township of Langley Zoning Bylaw 2500 for an urban use accommodating commercial or industrial activity under Part 14 of the Local Government Act, consistent with the rezoning scenario contemplated by Rezoning Application No. 100733; and
4) any new or continued development would proceed through the Township's standard approval process (rezoning, subdivision, Development Permit, Development Variance Permit, or Building Permit, as applicable).

Under these assumptions, three regulatory frameworks would jointly determine the applicable streamside setbacks from West Creek: the Township of Langley Official Community Plan (Schedule 3), the provincial Riparian Areas Protection Regulation, and the provincial Organic Matter Recycling Regulation. Each is addressed in turn below.

4.0 APPLICABLE SETBACKS

Of the three frameworks addressed below, only the Township of Langley OCP Schedule 3 setback is genuinely contingent on the ALR designation of the subject property. The Riparian Areas Protection Regulation and the Organic Matter Recycling Regulation apply to the West Creek Farms operation regardless of ALR status. They are addressed here because, together with Schedule 3, they collectively determine the streamside setbacks from West Creek that would govern the operation under the rezoning scenario contemplated by Rezoning Application No. 100733.

4.1 Township of Langley OCP Schedule 3 (Streamside Protection and Enhancement)

Schedule 3 of the Langley Official Community Plan (Bylaw 1979 No. 1842) establishes Streamside Protection and Enhancement Development Permit Areas (SPEAs) and associated guidelines for

watercourses outside the ALR. The Schedule 3 setbacks are applied through the Township's development permit and building permit process and govern new development and new permanent structures proposed within the SPEA. The setback width is determined by the watercourse's classification on OCP Map 11 (Watercourse Classification Map) in conjunction with Schedule 3-1.

Under Schedule 3-1, a Class A natural watercourse requires:

- a 30-metre setback measured from top of bank under Column A (the standard SPEA width); or
- a 25-metre setback measured from top of bank under Column B (the Flex provision).

Use of the Column B Flex provision requires submission of a QEP report demonstrating that the modified SPEA width maintains an overall average width equivalent to Column A, that no point falls below the Column B minimum, that fish, wildlife, vegetation, soils, slope stability, erosion controls, water resources, and human safety remain adequately protected, and that habitat enhancement of an area equal to twice the encroachment is provided.

West Creek meets the criteria of a Class A natural watercourse. If the subject property were not within the ALR, the Schedule 3 setback that would govern any new development at the West Creek Farms operation would therefore be 30 metres measured from top of bank, with a Flex minimum of 25 metres from top of bank where the conditions above are satisfied.

4.2 Riparian Areas Protection Regulation (RAPR) Detailed Assessment

The RAPR, enabled by the Riparian Areas Protection Act, applies to local government regulation or approval of new residential, commercial, or industrial development within the Township under Part 14 of the Local Government Act. Under RAPR, the Township cannot allow such new development to proceed within a SPEA unless a QEP has prepared an Assessment Report in accordance with the RAPR Assessment Methods Manual (Version 1.1, November 2019). RAPR is therefore engaged at the point a proponent seeks municipal approval for a new development application; it does not apply to the maintenance or continued use of existing legal structures and uses, whether or not those structures and uses are located within the SPEA.

The Detailed Assessment establishes the SPEA by computing Zones of Sensitivity (ZOS) for the Features, Functions and Conditions (FFCs) of the riparian assessment area: (i) Large Woody Debris recruitment and bank stability, (ii) area for localized bank stability, (iii) area for channel movement, (iv) shade, and (v) litter fall and insect drop. The resulting SPEA equals the widest ZOS along each bank. Where the watercourse is in a ravine, the SPEA is measured from the top of the ravine bank; otherwise it is measured from the high water mark.

The Detailed Assessment methodology was applied to West Creek along the western boundary of the subject property as part of the March 30, 2026 watercourse assessment, yielding the following measured SPEA values (see Table 1 above):

- Reach 1: 30.0 m, measured from the top of the ravine bank, governed equally by the LWD and shade ZOS components (each 30.0 m) under the ravine classification.
- Reach 2: 23.1 m, measured from the stream boundary (high water mark), governed equally by the LWD and shade ZOS components (each 23.1 m).

These SPEA values are field-measured for West Creek along the western boundary of the subject property and apply regardless of the ALR status of the property. They represent the setbacks that would govern any new residential, commercial, or industrial development at the subject property under the RAPR, including any new development proposed under the rezoning scenario contemplated by Rezoning Application No. 100733. The RAPR SPEA is measured from the high water mark (or from the top of the ravine bank where the watercourse is in a ravine), whereas the Township OCP Schedule 3 setback is measured from top of bank. Where both apply, the Township applies the more protective of the two outcomes; in this case, the Schedule 3 30-metre setback from top of bank governs the design of any new development at the subject property.

4.3 Organic Matter Recycling Regulation (OMRR)

The Organic Matter Recycling Regulation (OMRR), enacted under the Environmental Management Act and the Public Health Act, governs the production, distribution, storage, sale, and use of biosolids and compost in British Columbia. The OMRR applies to operations storing managed organic matter regardless of land use designation, and therefore applies to the West Creek Farms operation as it currently exists and will continue to apply under any future rezoning of the subject property.

The OMRR classifies compost as either Class A or Class B based on pathogen reduction standards achieved during processing:

- Class A compost (“retail-grade organic matter”) achieves fecal coliform levels below 1,000 MPN per gram of total solids (dry weight basis) and meets all quality criteria of Schedule 4. Class A material is not subject to storage setback requirements.
- Class B compost (“managed organic matter”) achieves fecal coliform levels below 2,000,000 MPN per gram but does not meet the Class A standard. Class B material is subject to storage setback requirements.

Materials classified as Class B managed organic matter currently used as inputs in the West Creek Farms operation include spent mushroom substrate (supplied by Ridge Valley Farms) and a poultry manure conditioner (supplied by Gelderman Farms, composed of chicken and duck manure). The remaining inputs to the operation are either Class A retail-grade or are inert (non-nutrient) industrial inputs not captured by the OMRR definition of organic matter, and accordingly are not subject to OMRR storage setbacks.

The OMRR setbacks applicable to Class B managed organic matter are:

- Permanent facility storage: 15 metres from any watercourse and 30 metres from any water source.
- Temporary outdoor storage: 30 metres from any watercourse and 30 metres from any water source.

In addition, section 20 of the OMRR requires that managed organic matter stored outdoors at sites in regions receiving more than 600 mm of precipitation between October 1 and March 31 be covered during that period. The Langley area exceeds this threshold, and so the cover requirement applies to any temporary outdoor Class B storage at the subject property.

These OMRR setbacks apply to the West Creek Farms operation today and are not contingent on the ALR status of the subject property; they would continue to apply unchanged under the rezoning scenario contemplated by Rezoning Application No. 100733. For Class B materials stored in a permanent facility, the OMRR setback from West Creek is 15 metres. For temporary outdoor storage, the setback is 30 metres, which aligns with the Township OCP Schedule 3 standard for a Class A natural watercourse. The OMRR setbacks do not displace the larger Schedule 3 or RAPR Detailed Assessment setbacks where those apply to the development footprint as a whole; rather, they impose an additional, material-specific minimum that must be respected concurrently.

5.0 SUMMARY OF POTENTIALLY REQUIRED SETBACKS

The setbacks that would potentially apply to the West Creek Farms processing and distribution operation under the rezoning scenario contemplated by Rezoning Application No. 100733 are summarized in Table 2.

Regulatory Instrument	Setback
Township of Langley OCP, Schedule 3 (Class A natural watercourse)	30 m (Column A); 25 m (Column B, Flex)
RAPR Detailed Assessment (field-measured for West Creek)	R1: 30.0 m; R2: 23.1 m
Organic Matter Recycling Regulation – Class B managed organic matter, permanent facility storage	15 m (watercourse); 30 m (drinking water source)
Organic Matter Recycling Regulation – Class B managed organic matter, temporary outdoor storage	30 m (watercourse); 30 m (drinking water source)

6.0 PROFESSIONAL CONFIRMATION

Based on the regulatory frameworks set out above and on the field-measured values established through the March 30, 2026 watercourse assessment of West Creek at the subject property, I confirm the following:

1) West Creek is a year-round, fish-bearing watercourse providing direct salmonid habitat and meets the criteria of a Class A natural watercourse under the Township of Langley Watercourse Classification framework and a fish-bearing stream under the RAPR.
2) The RAPR Detailed Assessment of West Creek along the western boundary of the subject property yielded SPEA widths of 30.0 m measured from the top of the ravine bank for Reach 1 (ravine classification) and 23.1 m measured from the high water mark for Reach 2. These values apply regardless of the ALR status of the subject property and represent the setbacks that would govern any new residential, commercial, or industrial development at the property under the RAPR.
3) Of the three frameworks addressed in this memorandum, only the Township of Langley OCP Schedule 3 setback is contingent on the ALR designation of the subject property. If the subject property were not within the ALR, the streamside setback governing any new development at the West Creek Farms operation under Schedule 3 would be 30 metres measured from top of bank, with a Flex minimum of 25 metres from top of bank subject to QEP support and 2:1 habitat enhancement.
4) A RAPR Assessment Report prepared by a QEP using the Detailed Assessment methodology would be required for any new residential, commercial, or industrial development at the subject property under Part 14 of the Local Government Act, regardless of ALR status. The values from the March 30, 2026 watercourse assessment (30.0 m from the top of the ravine bank along Reach 1, and 23.1 m from the high water mark along Reach 2) would apply directly to such an assessment.
5) Independent of land use designation, the storage of Class B managed organic matter at the West Creek Farms operation (including the spent mushroom substrate and poultry manure conditioner currently used as inputs) is subject to the OMRR storage setbacks: 15 metres from West Creek for permanent facility storage and 30 metres from West Creek for temporary outdoor storage, together with the October-to-March cover requirement applicable to outdoor storage in the Langley precipitation regime. These setbacks apply to the operation today and will continue to apply under any future rezoning.
6) The setbacks identified in points (2) through (5) above apply to new development and new permanent structures. Existing legal uses and structures within the West Creek Farms operational footprint, including those located within the 30-metre SPEA, are treated as existing areas of human disturbance under the RAPR and as established legal uses under the Township's framework, and may continue under the rezoning scenario contemplated by Rezoning

Application No. 100733 in the same manner as they do today. This principle applies regardless of the ALR status of the property. The existing operational footprint substantially pre-dates the adoption of the Township's Streamside Protection and Enhancement Bylaw No. 4485 (March 27, 2006).

In summary, the streamside setback that would govern any new development at the West Creek Farms operation under the rezoning scenario contemplated by Rezoning Application No. 100733 is 30 metres from top of bank of West Creek under Schedule 3 of the Township OCP. This Schedule 3 setback is the only one of the three frameworks addressed in this memorandum that is contingent on the ALR designation of the property. The field-measured RAPR Detailed Assessment SPEAs of 30.0 m (Reach 1) and 23.1 m (Reach 2) apply regardless of ALR status and would govern any new development at the subject property under the RAPR. The OMRR storage setbacks of 15 m (permanent facility) or 30 m (temporary outdoor) from West Creek apply concurrently to Class B managed organic matter and are also not contingent on ALR status. The bulk of the existing West Creek Farms operation is located outside the 30-metre SPEA and conforms to the applicable setbacks; the limited existing features within the SPEA are preserved as existing legal uses under both the RAPR and the Township's framework and may continue under the rezoning scenario without modification.

7.0 LIMITATIONS AND CLOSURE

This memorandum has been prepared for the use of West Creek Farms Ltd. for delivery to the Township of Langley in connection with Rezoning Application No. 100733, for the specific purpose of confirming the streamside setbacks from West Creek that would potentially apply to the West Creek Farms processing and distribution operation under the rezoning scenario contemplated by that application. It draws on the field-measured SPEA values and material inventory documented in the Pacific Agricultural Consulting Ltd. watercourse assessment dated March 30, 2026, and on the published classification and setback framework under Schedule 3 of the Township of Langley Official Community Plan (Bylaw 1979 No. 1842), the methodology set out in the RAPR Assessment Methods Manual (Version 1.1, November 2019), and the storage setback provisions of the Organic Matter Recycling Regulation. It is not, and is not intended to be, a RAPR Assessment Report, a Watercourse Classification Assessment Report, or a project-specific compliance evaluation.

Regulatory frameworks not addressed in this memorandum, including but not limited to the federal Fisheries Act and the provincial Water Sustainability Act, may impose additional performance, authorization, or notification requirements on the West Creek Farms operation. Those frameworks do not prescribe numeric streamside setbacks and have therefore been excluded from this setback-focused analysis.

This memorandum reflects the professional opinion of the undersigned, prepared in accordance with the standard of care expected of a Qualified Environmental Professional practising in British Columbia.

Sincerely,



Zachary Fleming, PAg, BAgSc, QEP
Founder & Senior Agrologist
Pacific Agricultural Consulting Ltd.

ADDENDUM A

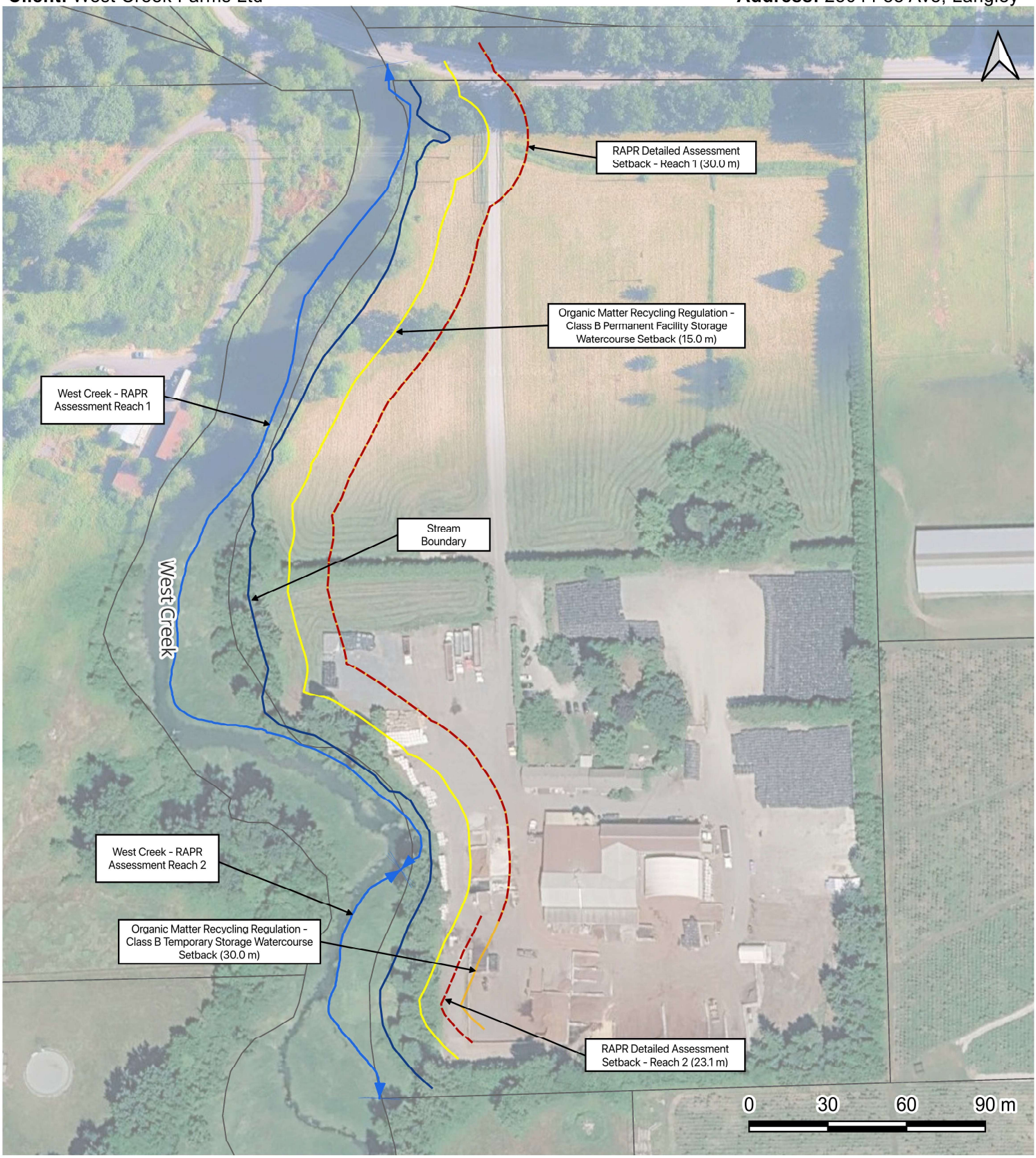
Site Plan and Site Plan Commentary

Site Plan & West Creek Setback Details

M.7

Client: West Creek Farms Ltd

Address: 25044 88 Ave, Langley



LEGEND

- Parcel Boundary
- Stream reach
- Stream Boundary (RAPR)
- 15m Setback
- 30m Setback
- SPEA Setback

Property Details

Legal description: PARCEL C (RP4427), PART NW1/4, SECTION 26, TOWNSHIP 11, NEW WESTMINSTER LAND DISTRICT
PID: 001-912-577
Area-Jurisdiction-Roll: 15-311-05105111-17
Subject Property: Size 8.4 ha / 20.7 acres
Current Zoning: RU-5 (Rural Floodplain)
Current OCP Designation: Agriculture
Property Located in ALR: Yes

Map Details

Center:
49°9'37"N,
122°31'48"W
Scale: 1 : 2000
SRS: EPSG:3005
UTM: Zone 10

This map is a user generated static output and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Pacific Agricultural Consulting Ltd.
188-46150 Thomas Road
Chilliwack, BC, V2R 6B3
office@pacificag.ca

June 3, 2026

West Creek Farms Ltd
25055 88 Avenue, Langley, BC

Subject: Site Plan Commentary | West Creek Farms Ltd

The accompanying site plan depicts West Creek along the western boundary of the West Creek Farms Ltd. property (25044 88 Avenue, Langley) and identifies the features of the operating area in relation to the watercourse and its applicable setbacks. The operational features situated within 30 m of the stream boundary are characterized below with reference to their regulatory status and their potential pathway to the watercourse, followed by confirmation of the position of permanent structures and regulated materials relative to the setback.

Temporary finished-product storage. The aerial imagery shows finished product staged along the western edge of the impervious surface adjacent to West Creek, presenting as stacked white bales. This material is finished growing media held in wrapped, sealed, and contained form on a temporary basis pending customer collection. As a packaged product, it is not subject to any watercourse or storage setback requirement under the OMRR or any other applicable framework. It is not stored in bulk or in an exposed state, and accordingly presents no mechanism for leaching, dissolution, or particulate mobilization to the watercourse.

Lockblock material storage. A series of lockblock bays holds discrete quantities of inert, low-risk input materials, including perlite, biochar, coco chips, and worm castings. None of these materials is subject to a watercourse or storage setback requirement under the OMRR or any other applicable framework. These bays are situated no closer than 15 m from the stream boundary, and none of these materials presents a credible contaminant pathway to West Creek.

Impervious surfaces. Asphalt and gravel impervious surfaces extends to within 30 m of the stream boundary along the western margin of the operating area, falling within the Riparian Areas Protection Regulation (RAPR) detailed-assessment Streamside Protection and Enhancement Area (SPEA) setbacks delineated on the plan (30.0 m on Reach 1, measured from the top of the ravine bank, and 23.1 m on Reach 2, measured from the high water mark). This surface is an existing area of human disturbance. The RAPR applies only to new residential, commercial, or industrial development for which local government approval is sought under Part 14 of the Local Government Act, and it expressly does not apply to the maintenance of an existing area of human disturbance where the area is not extended and the type of disturbance is not changed. The surface also predates the Township of Langley's Streamside Protection and Enhancement Bylaw No. 4485 (adopted March 27, 2006), having been established by at least 2001 on the basis of historical aerial imagery. It is accordingly a pre-existing condition preserved under the Township's land use framework, and its presence within the mapped SPEA does not constitute a new or non-compliant development.

Structures and regulated materials. The site plan further confirms two matters material to setback compliance. First, all permanent structures on the property are located outside the 30 m buffer. Second, no storage of regulated materials, including any Class B managed organic matter under the OMRR, occurs within 30 m of West Creek.

In summary, the features identified within 30 m of the stream boundary are limited to pre-existing impervious surfaces, contained finished product held transiently for distribution, and inert or low-risk inputs that are not subject to setback requirements. None constitutes a new, unregulated, or unmitigated encroachment into the SPEA, and the configuration of the operating area is consistent with maintenance of the SPEA and the applicable setbacks.

Sincerely,



Zachary Fleming, PAg, BAgSc, QEP
Founder & Senior Agrologist
Pacific Agricultural Consulting Ltd.

Township of Langley

Est. 1873

SENIORS ADVISORY COMMITTEE

Wednesday, May 20, 2026 at 4:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
L. Fuller, Alternate Community Co-Chair
Councillor S. Ferguson, Council Co-Chair

S. Bennett, P. Chhina, L. Dysart, P. Sutherland, and S. Tingley

Staff:
V. Burnett, Council and Committee Clerk
M. Gunn, Planner, Community and Policy Planning
A. Jensen, Manager, Strategic and Social Planning
T. Kingsbury, Community Centre Supervisor

Alternate Co-Chair Appointment
Moved by P. Sutherland,
Seconded by S. Bennett,
That L. Fuller be the Alternate Community Co-chair for the May 20, 2026 Seniors Advisory Committee Meeting.
CARRIED

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

Councillor Ferguson acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Seniors Advisory Committee – May 20, 2026

Moved by S. Bennett,
Seconded by P. Chhina,
That the Seniors Advisory Committee approve the agenda and receive the agenda items of the May 20, 2026 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Seniors Advisory Committee – April 15, 2026

Moved by S. Bennett,
Seconded by L. Dysart,
That the Seniors Advisory Committee adopt the Minutes of the April 15, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

1. Seniors Programs and Services

T. Kingsbury, Community Centre Supervisor, provided information about seniors' programs and services within the Township. He presented a calendar for Seniors' Week 2025, which included a variety of activities for different interests and comfort levels. The most successful classes based on registration were Seniors' Water Walking in the River, Learn to Play Pickleball, Seniors' Yoga, Seniors' Fitness Circuit, and Seniors' Week Paint Workshop.

The feedback for 2025 was positive overall. Participants preferred registered programs over drop-in programs, and they appreciated printed information as opposed to online information.

For 2026, programming will include previously successful programs and a few new programs, as well as extending these programs across different centres based on feedback from 2025.A 2026 schedule was provided.

Registration is available online, over the phone, and in person. Additionally, an RSVP line has been opened to reserve a spot by leaving a name and phone number. For more information visit tol.ca/seniorsweek.

Seniors Recreation Highlights for 2025

Recreation Offerings: Senior's Bridge, Adult Badminton, Adult Pickleball, and Adult Pickleball - Beginner.

Fitness and Aquatics Offerings: TIME Program, Minds in Motion, Arthrosize, Cardiac Maintenance, Chair Pilates, Chair Yoga, and Fit for Life.

New and Upcoming Programs

Recreation Offerings: Casual Chess and Conversations, Walnut Grove Crafters, Drop-in Game and Coffee Club, Seniors Art Class, and Seniors Social Program.

Fitness and Aquatics Offerings: Balance and Stability for Life, Seniors Small Group Training, Restorative Yoga, Water Walking at ACC, and Aquafit Classes.

C. DELEGATIONS AND PRESENTATIONS

Seniors annual pass sales were shown, and statistics showed that purchase numbers are increasing each year. Seniors facility usage has also increased, with 2025 showing 173,164 pass scans in total, and 68,005 pass scans so far in 2026. The Super Seniors pass is popular.

Discussion ensued and the following comments were provided:

Is Seniors' Week advertised on the Township website?
- Advertising is mostly done on the Township's website, social media, and with posters. Calendars are available at community centre front desks. Online registration is recommended.

Is Seniors' Week fully booked up?
- All activities have space currently, some are almost full, specifically the swimming activities.

Staff are accepting feedback and the opportunity to suggest programming.

D. REPORTS

1. Co-Chair Report

L. Fuller attended the Fragility Fracture Program; 31 people attended and she received positive feedback. Two registered nurses were present to speak about bone health. She reported that she was on the radio station CKNW to discuss lack of care homes and hospital funding. The Rotary Club of Langley is presenting the SASSY Awards on May 20, 2026. The event is a recognition of youth achievement in Langley. $1,200 will be presented to each winner.

Councillor Ferguson reported that he attended an Ecomm 9-1-1 meeting, they have a new program to ensure safety and delivery of services. He was appointed by Metro Vancouver to the Treaty Table eight years ago, which has allowed him the opportunity to discuss land use.

Seniors' Week is coming in June. He noted that the Langley Walk, and the May Day Parade were well attended. He also attended an event for fibromyalgia held by a local thrift store. He noted that the Yorkson Spray Park is now open. The formation of regional parks in Langley was discussed. He will be attending the SASSY Awards. The 2026 State of the Township event will be held May 21, 2026 at the Langley Events Centre.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Survey Development

M. Gunn and A. Jensen discussed potential questions based on information from the previous meeting. Many of the questions provided options and were edited with feedback from the committee. Questions discussed at the previous meeting were also reviewed.

Discussion ensued and the following comments were made:

- Inclusion of a question to assess social isolation, such as asking about participation in community activities.
- Meals on Wheels and other organizations could assist with statistics on social isolation.
- A question focusing on digital discrimination and barriers, including challenges accessing information and completing forms.
- Accessibility and cost of food. A question asking if food resources are available to them.
- Location and the impact it can have on finances. For example, if they have access to transportation and affordable items.
- Adding a question about aging in place and accessibility in the home.

Based on discussion staff will consider additional questions focused on social isolation, food, and aging in place. Paper copies of the survey will be distributed by the committee. A draft survey will be provided in June for discussion.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

I. NEXT MEETING

Date: Wednesday, June 17, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 4:00pm

J. TERMINATE

Moved by L. Dysart,
Seconded by P. Chhina,
That the meeting terminate at 5:13pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

Township of Langley

Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, June 3, 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

R. Camparmo, L. Chalus, J. Foulkes, R. Genberg, B. Mason, F. Pepin, and T. Taylor

Staff:
V. Burnett, Council and Committee Clerk
K. Christian, Arts and Heritage Coordinator
A. Reeve, Planner II

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
June 3, 2026

Moved by R. Genberg,
Seconded by L. Chalus,
That the Heritage Advisory Committee approve the agenda and receive the agenda items of the June 3, 2026 meeting, as amended.
CARRIED

Clerks Note: Item F.2 moved to the end of the meeting.

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee
May 6, 2026

Moved by L. Chalus,
Seconded by F. Pepin,
That the Heritage Advisory Committee adopt the minutes of the May 6, 2026 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chair Reports

Councillor Martens attended the May Day Parade in Fort Langley. Seniors Week is June 2 – 8, 2026. She attended the Rise and Shine Breakfast at the Langley Senior Resources Society and noted that more events will be held for Seniors Week. On Friday she will attend the Seniors' Tea. She sent her regrets for the Pioneer Luncheon. She reported that Steve Williams has passed away and conveyed her thoughts and prayers to his family.

2. Report from Staff Liaison

A. Reeve provided an update on the proposed additions to the Heritage Inventory endorsed by the Committee. These will be going to Council for review, along with recommended changes to the process of Heritage Inventory additions.

She also provided an update on the following historic sites:

George Towle Residence – 8813 Glover Road

The residence is not on the Community Heritage Register. The owners have begun relocating it onto a new foundation. There is no move towards protection at this time. The owners are seeking to build three additional units under the new allowances for small-scale multi-unit housing (SSMUH), with plans to restore the original home.

Hope Carriage House – 23155 96 Avenue

The building is located within a manufactured home park and is protected by a Heritage Conservation Covenant. New owners have applied for a Heritage Revitalization Agreement to allow higher density. They are proposing to relocate and conserve the building. The Heritage Review Panel reviewed the project last week and will report later in the meeting (see below).

Morrison/Hadden Residence – 9136 Church Street

This house is currently listed on the Community Heritage Register, but is outside the Fort Langley Heritage Conservation Area and is not protected. Properties on this street are eligible for SSMUH development, and there is a building permit application for a three-unit SSMUH on the adjacent property. The owners are considering sale of their property for a similar development, with relocation of the heritage building onto another property in Fort Langley.

D. REPORTS

Residence – 8935 Glover Road

The circa 1923 building is not on the Register, in the inventory, or in the Fort Langley Heritage Conservation Area. It was listed for sale in April 2026 and sold recently.

L. Fleming Residence – 6788 Glover Road

This residence is recommended for listing on the Heritage Inventory. The current owners are proposing redevelopment of the property, including demolition of this historic residence. The property is located within the Milner Development Permit Area, and is subject to review by the Heritage Review Panel.

3. Heritage Curator's Report

K. Christian reported that a temporary exhibition opens to the public on June 27, 2026, and will be free for the weekend of June 27-28. Repairs and HVAC work are ongoing, walls are being painted, and cases are being built. Staff are moving items from the collection to the new location.

Photos and documents of the Murray and Isaacson families have been received as well as an Indigenous figure bowl. She met with a Wright family descendent and discussed the property where the Japanese Schoolhouse used to be. They have partnered with a teacher who received a grant to create Japanese-Canadian historical resources for children. They will be available to teachers in the Langley School District. Indigenous People's Month activities are available on the museum website.

4. Heritage Review Panel Report

B. Mason reported that the Panel met to review the proposed Heritage Revitalization Agreement (HRA) and Heritage Alteration Permit for the Hope Carriage House on May 29, 2026. Drawings for the development proposed for 23155 - 96 Avenue were shown. The Carriage House is proposed to be moved to the northeast corner of the property and rotated about ninety degrees so that the primary façade is oriented to the extension of McBride Street. The Hope Carriage House is proposed to be conserved for use as a private amenity space for residents. The development includes 110 apartment units, commercial units, and underground parking with about 320 parking spaces. A structural addition to the rear of the Hope Carriage House will accommodate a barbeque area. Minor changes are proposed to the building, including added windows and roof dormers. The stones currently covering the foundation will be collected, labelled, and reapplied in the same manner as facing over a new concrete foundation.

D. REPORTS

The recommendations of the Heritage Review Panel for the Hope Carriage House are as follows:

1. Add a sidewalk between the Carriage House and the lane, connecting the proposed sidewalk along McBride with the existing sidewalk north of the Fort Langley Community Hall. Remove any hedging proposed along the north/west of the building to make the stonework visible.
2. Improve the setting for the heritage building by relocating the electrical transformer cabinet away from the Carriage House.
3. Design the area in front of the Carriage House to be a welcoming open space that celebrates the heritage building, including interpretive signage, and benches for seating.
4. Mitigate the contrast between the Carriage House and adjacent apartment building.
5. Refine the design of the barbeque shelter behind the Carriage House for improved design consistency with the historic building.

The Panel made the following recommendations pertaining to the proposed apartment buildings:

1. Lighten and simplify the fourth-floor profile.
2. Provide more variety to the colour/material palette of the building façade. Avoid the use of stark white.

Discussion ensued and the following comments were provided:

- Parking for the commercial businesses will be available under the apartments.
- There is a brass plaque in place on the Carriage House, but interpretive signage would be valuable for educational purposes.
- Concern regarding the narrow lane north of the site and the impact development may have on it, including traffic levels and safety issues.
- Visibility of the project from in front of the Fort Langley Community Hall as shown in the renderings will change at times depending on tree foliage.

MOTION
Moved by B. Mason,
Seconded by T. Taylor,
That the Heritage Advisory Committee receive and endorse the Heritage Review Panel's recommendations regarding a Heritage Revitalization Agreement and Heritage Alteration Permit for the 23155 - 96 Avenue site including the Hope Carriage House.
CARRIED

D. REPORTS

5. Langley Pioneer Recognition Committee Report

R. Genberg reported that the Pioneer Luncheon will be held on Saturday, June 6, 2026. A local newspaper has been invited to cover this year's event, and photographs will be taken. Dave Faulkner discussed the luncheon in a recent newspaper interview.

6. Museum Advisory Group Report

No reports.

E. CORRESPONDENCE

F. 2026 WORK PROGRAM

1. Bus Tour

A. Reeve noted the Committee's upcoming invitation-only bus tour to raise awareness of heritage assets in the Aldergrove area and challenges facing their conservation. 20 people are currently registered.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Langley Heritage Society Update

F. Pepin reported that he has stepped down as president of the Society, after decades of service. There will be a meeting to discuss projects for next year, with a focus on repainting the Lamb-Sterling House and the Wark-Dumais House. They have hired an employee to assist with the work. He noted that major work has been done on the CN railcar over the winter, and a sleeping berth and seats have been installed. A display with the history of the cars has been added, and the additions have been well received by the public.

2. Alder Grove Heritage Society Update

T. Quiring reported that on May 30, 2026, she attended the Port Moody Museum's "Keep in Touch" exhibit which covered the history of communication. The society has loaned historic telephones for the exhibit.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

The Society received a donation of 75 reference books on aspects of southwestern BC history. The 1954 GMC fire truck now has new tires, with donors including the Township of Langley Firefighters Endowment Fund. A fundraiser was started on Facebook to fix the back stairs at the Society's building and other exterior items, and they surpassed their goal.

F. 2026 WORK PROGRAM

2. Heritage Strategy

A. Reeve resumed discussion of the goals of the Heritage Strategy. The committee had brainstormed ideas at the previous meeting regarding the first goal, "Provide municipal leadership in heritage conservation".

She discussed reference documents the Committee members have recommended for review. T. Quiring provided cultural strategy documents from different municipalities, including an award-winning heritage strategy from Revelstoke. T. Taylor provided an analysis of the Township's Heritage Strategy. It identified gaps, strategies, and recommendations for heritage conservation areas. The Committee discussed a few areas of T. Taylor's analysis including the following:

- Development of a heritage property tax exemption program, as offered by other local municipalities.
- Formalizing Temporary Heritage Protection protocols. Bylaws would need to be adopted to enact this legislation, and adopting these in advance would allow for faster action when necessary.
- Integrating the Heritage Strategy for consistency across all community plans. Some of this has been done recently, and this could be implemented in all plans updated or developed over the coming years.
- Establishing a formal Heritage Revitalization Agreement policy. This could clarify the opportunity for developers to use this tool.
- Expanding the number of Heritage Conservation areas, considering Milner and Aldergrove. Milner currently uses a Development Permit Area, which doesn't have the same powers.
- Developing a heritage density transfer program.
- Incentives for rural and agricultural historic buildings, such as tax reductions or targeted grants.
- Updating the Heritage Inventory with a focus on rural sites.
- An Indigenous cultural heritage framework developed with local nations.
- Establishing a trust-style independent heritage fund. This would act as an arms-length nonprofit that administers financial incentives for owners of heritage buildings.
- Ongoing monitoring and renewal of the strategy, including a midway checkpoint.

I. NEXT MEETING

Date: Wednesday, September 2, 2026
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00pm

J. TERMINATE

Moved by T. Taylor,
Seconded by L. Chalus,
That the meeting terminate at 9:06pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

June 17, 2026

Township of Langley
Attention: Mr. Chanpreet Kooner
20338 – 65 Avenue
Langley, BC V2Y 3J1

Dear Mr. Chanpreet Kooner,

Re: Eligible School Sites

You will recall that I wrote to you June 3, 2026 to inform you that the Board of Education would be considering the Eligible School Sites proposal, which is attached to this letter, at the June 16, 2026 Public Board meeting. At the meeting on June 16, 2026, the Board approved a resolution adopting the proposal. The proposal indicated the following:

1. It is estimated that there will be 23,532 new development units constructed in the school district over the next 10 years;
2. These 23,532 development units will be home to an estimated 7,346 school age children;
3. The School Board expects that 6 new school site will be required as the result of this growth in the area. We anticipate that it will be in the neighbourhood of Willoughby and Brookswood/Fernridge. According to Ministry of Education and Child Care standards it will require 60 acres of land, the land will cost approximately $325,000,000.

Under the school sites acquisition legislation local governments have 60 days to either:

1. Pass a resolution accepting the School Boards' resolution of proposed eligible schools site requirements for the School District, or
2. Respond in writing to the School Board indicating that it does not accept the School Board's proposed site requirements for the School District and indicating:
    - Each proposed school site to which it objects; and
    - The reasons for the objection.

If no response is received within 60 days, the legislation states that the local government will have been deemed to accept the proposal.

Please place this on council's agenda as soon as possible. Let me know if you have any questions about this proposal.

Sincerely,



Brian Iseli, Secretary-Treasurer

cc: Mal Gill, Superintendent

The Board of Education of School District No. 35 (Langley)

STAFF REPORT

DATE: June 16, 2026

TO: Board of Education

FROM: Brian Iseli, Secretary-Treasurer

SUBJECT: School Site Acquisition Charge (SSAC)

RECOMMENDED MOTION:

That the Board of Education approves the Eligible School Sites, as presented.

BACKGROUND:

Boards of Education are required to have a School Site Acquisition Charge (SSAC) in districts that are growing and are requesting site acquisitions in their 5-Year Capital Plan. The purpose of the SSAC is to collect funds from new residential developments to assist in paying for the cost of new school sites to accommodate student population growth due to development. The School District holds the money in a Land Capital Account and contributes it to capital projects approved as part of our Five-Year Capital Plan for a land purchase. The Local Government Act is the regulation that districts are required to follow in setting the SSAC. The Ministry requires the SSAC process be done annually and as a result, staff have been working on providing an update as part of the 2027-2028 capital plan process.

Process Undertaken

Staff have been working with Township of Langley and the City of Langley to determine the number of new development over the next 10 years. Based on this information, staff have determined the projected number of students which will result from the projected number of developments in the Township of Langley and the City of Langley. The number of students per development is projected based on historical data collected from similar developments and on actual students attending Langley schools. A summary development and projected number of students is presented below:

	10 yr Total Units	Eligible Students
Township of Langley		
Single Detached	2,080	1,885
Townhouse	5,037	2,445
Row House	328	187
Condo	12,045	2,044
	19,491	**6,561**
City of Langley		
Single Detached	80	72
Townhouse	342	143
Row House	89	51
Condo	3,530	519
	4,041	**785**
Total	**23,532**	**7,346**

Based on these numbers, staff had further discussion with the Township of Langley on the sites required over the next 10 years to accommodate the planned development and has developed the list of Eligible School Sites. A requirement of this process is for Boards to approve the list of Eligible School Sites.

Below are the resulting estimated sites and their estimated cost based on the discussions with the Township of Langley:

School District No. 35 (Langley)

ELIGIBLE SCHOOL SITES PROPOSAL - 2027/2028 CAPITAL PLAN

(Does not include eligible sites already approved for acquisition)

Proposed Elementary School Sites General Location	Size (Ha)	Estimated Cost $
South West Latimer Sport field/Playspace	5 ac	30,000,000
North East Gordon (Jerhico) Sport field/Playspace	5 ac	30,000,000
Williams Elementary	10 ac	35,000,000
Smith Elementary	10 ac	50,000,000
Willoughby Slope Middle (4.6 Ha joint site)	15 ac	90,000,000
Brookswood Fernridge Middle (4.6 Ha joint site)	15 ac	90,000,000
TOTAL (*new school sites)*		$325,000,000

Due to the lower planned development numbers for the City of Langley, the students will need to be accommodated in existing buildings with possible additions to some schools to accommodate the growth.

Based on the information collected, we then used the formula outlined in the Local Government Act which is intended to cover 35% of the required site costs. It also specifies a capped amount for each type of development. The formula is outlined below:

SSAC = [(A X B) ÷ C] X D

A = value of sites to be aquired
B - 35% set through legislation
C - number of eligible development units
D - Factor per BC Reg

With the information shown above, the formula calculates the information as show below:

A = value of sites to be aquired	325,000,000
B - set through legislation	35%
C - number of eligible development units	23,532
SSAC	4,834

D - Factor per BC Reg 17/00	**D - Factor**	**SSAC**	**MAX**
Low Density	1.25	6,042	1,000
Medium low density	1.125	5,438	900
Medium density	1	4,834	800
Medium high density	0.875	4,230	700
high density	0.75	3,625	600

As shown above, the amount of the SSAC is to achieve the 35% target of the SSAC which is over the max by a factor of over 6 times the max amount (Low Density SSAC to achieve 35% would be $6,042 but has a max cap of $1,000). Based on this information, staff is recommending no change for each of the categories.

Process Moving Forward:

The process moving forward will take several months and will involve the following steps:

- Once adopted, we will provide the motion for the Eligible School Site to both the City and Township Councils and they will have 60 days to either accept or reject.
- The District will need to submit the Eligible School Sites as part of the District's Capital Plan submission for approval.
- We normally receive approval for the Five-Year Plan in March of each year.
- We are then required to adopt a bylaw for SSAC within 60 days of receiving approval of the Five-Year Plan.
- Inform City and Township of new SSAC which is effective 60 days after bylaw approval.

From: Kristin Pichoskie <pichoskie7@gmail.com>
Sent: Thursday, June 18, 2026 8:24 AM
To: Kristin Pichoskie <pichoskie7@gmail.com>
Subject: Subject: Request for Proclamation – Pregnancy and Infant Loss Awareness Month and Day 2026

External email. Verify sender and confirm content is safe.

Dear Mayor and Members of Council,

My name is Kristin Pichoskie, and I am the founder of Oak's Tree of Love, a Northern Ontario initiative created in memory of my son, Oak Beaudyn Noel.

Oak's Tree of Love respectfully requests that your Municipality proclaim October 15, 2026, as Pregnancy and Infant Loss Awareness Day and October 2026 as Pregnancy and Infant Loss Awareness Month.

We would also be grateful if the Municipality would consider a flag raising and/or the illumination of City Hall, a municipal building, bridge, landmark, sign, or other public feature in pink, blue, and white in recognition of this important awareness initiative.

Pregnancy, infant, and child loss affect thousands of Canadian families each year. Recognition of this day and month helps raise awareness, honour babies and children gone too soon, support bereaved families, reduce the stigma surrounding grief and loss, and encourage compassionate conversations about pregnancy loss, infant loss, stillbirth, and child loss within our communities.

Oak's Tree of Love provides memory boxes, remembrance projects, awareness initiatives, hospital partnerships, and support resources for families affected by the loss of a baby or child.

Thank you for your time, consideration, and support of bereaved families. We would be grateful to learn whether the Municipality plans to participate through a proclamation, flag raising, illumination, or another form of recognition for Pregnancy and Infant Loss Awareness Day and Month in 2026.

This request forms part of a Canada-wide awareness initiative seeking municipal, provincial, and territorial recognition of Pregnancy and Infant Loss Awareness Day and Month, and support for bereaved families.

Sincerely,

Kristin Pichoskie

Founder, Oak's Tree of Love

pichoskie7@gmail.com

In loving memory of Oak Beaudyn Noel 💙 🩷

From: Pejmaan P
To: MayorCouncil; Eric Woodward
Cc: legservicesinfo
Subject: Request for a Commemorative Display of the Lion and Sun Flag
Date: Wednesday, June 24, 2026 10:19:29 AM

External email. Verify sender and confirm content is safe.

Dear Mayor and Members of Langley City Council,

I hope you are doing well.

I am a resident of Langley and would like to respectfully request that the City consider displaying the historic Lion and Sun flag of Iran at a suitable civic location in remembrance of those who lost their lives during the Dey (January) Month protests in Iran.

For many Iranian Canadians, these individuals symbolize the struggle for freedom, human rights, and democratic values. A commemorative display would be a meaningful gesture of solidarity with the victims and their families, as well as with members of the Iranian community who continue to honor their memory.

Many municipalities and communities around the world have recognized significant human rights events through symbolic displays and public commemorations. I believe Langley's commitment to diversity, inclusion, and human dignity makes it an appropriate place for such recognition.

Thank you for considering this request. I would appreciate any information regarding the City's process for community requests related to flag displays or commemorative events.

Sincerely,

Pejman Poshtareh