Township of Langley

Est. 1873

SPECIAL MEETING OF TOWNSHIP COUNCIL AGENDA

Wednesday, August 19, 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. Special Council Meeting – August 19, 2026

That Council adopt the agenda and receive the agenda items of the Special Council meeting held August 19, 2026.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 27, 2026

That Council adopt the minutes of the Regular Council meeting held July 27, 2026.

2. Public Hearing Meeting – July 27, 2026

That Council adopt the minutes of the Public Hearing meeting held July 27, 2026.

C. MOTION TO RESOLVE INTO SPECIAL CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item C.1 - Section 90(1) (c) Labour
Item D.1 - Section 90(1) (g) Legal

D. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, July 27, 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, and R. Rindt

C. Kooner, W. Bauer, 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 – July 27, 2026

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held July 27, 2026.
CARRIED

Clerk's Note: Additional Delegation from Stephanie and Jamie Hackel was included in the Motion.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – July 13, 2026

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the minutes of the Regular Council meeting held July 13, 2026.
CARRIED

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – July 13, 2026

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council adopt the minutes of the Public Hearing meeting held July 13, 2026.
CARRIED

C. DELEGATIONS

1. Angel Elias
Langley Division of Family Practice
File 0550-07

A. Elias, Langley Division of Family Practice, appeared before Council to provide information on the number of physicians joining the community to practice family medicine, and the opportunities for the Township and the Division to work collaboratively in identifying emerging growth areas or development hubs.

The Langley Division of Practice has over 200 practicing community care providers, 45 primary care practices, 17 nurse practitioners, over 80 medical office assistants, and the Primary Care Network Allied Health Team.

The current attachment demand in the Township of Langley is as follows:

- 19,247 total Health Connect Registry (HCR) registrations
- 14,825 patients attached overall
- 2,352 waiting for attachment
- 189 primary care family physicians in Langley

Statistics for the future population projections in Langley were displayed. 42,599 new residents are projected by 2041, with a total of 206,563 people by 2041. They expect that 69 additional family physicians will be required by 2041. 31 family physicians will be required for growth demands, and 38 will be needed for retirement replacement. The Ministry of Health's data indicates 20,000 unattached patients in Langley, but only 2,400 are registered in the HCR system.

She stated that the Township can support primary care by doing the following:

- Considering where medical services will go as growth continues.
- Streamlining the process for doctors to open offices i.e. permits and zoning.
- Adding medical areas or hubs to the Official Community Plan.
- Recruiting doctors and working in partnership with the Langley Division of Family Practice to recruit.

C. DELEGATIONS

REFFERAL
Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the delegation from Angel Elias, Langley Division of Family Practice, be referred to staff.
CARRIED

2. Amanda Smith and John Caldarella
Langley Farmers' Institute
File 0550-07

A. Smith and J. Caldarella, Langley Farmers' Institute, appeared before Council to discuss the state of farming in the Township of Langley.

They provided a brief description of the Farmers' Institute and a list of the various groups they have spoken with. An infographic with the number of applications received by type and administrative region was displayed. They expressed concern about the number of applications and the wait times for these applications.

They ask that Council remove the long standing order of non-farm use applications being directed to the Agricultural Land Commission (ALC), and to instead defer issues to the Agricultural Advisory Committee (AAC), as other municipalities have done.

REFFERAL
Moved by Councillor Richter,
Seconded by Mayor Woodward,
That the delegation from Amanda Smith and John Caldarella, Langley Farmers' Institute, be referred to staff to report back.
CARRIED

3. Janet Ingram-Johnson
File 0550-07

J. Ingram-Johnson appeared before Council to discuss a safety upgrade at 256 Street and Fraser Highway. She reported that this intersection is the only uncontrolled crossroads on the Fraser Highway between Aldergrove and the Langley Bypass. Her son lost his life at this intersection, and she wants to eliminate this safety risk to pedestrians. She asks that a traffic light be put in place to increase safety at this intersection.

REFERRAL
Moved by Councillor Ferguson,
Seconded by Mayor Woodward,
That the delegation from Janet Ingram-Johnson be referred to staff and that a traffic light installation at the intersection of 256 Street and Fraser Highway be referred to the 2027 Budget.
CARRIED

C. DELEGATIONS

4. Jamie-Lynn Dickson
File 0550-07

J. Dickson appeared before Council to discuss making the intersection of 264 Street and Fraser Highway safer for pedestrians. She noted that this intersection is dangerous due to the sharp angle of the turn and the overgrown bushes that block visibility.

She asks that the overgrown bushes at the northwest corner of Fraser Highway and 264 Street be removed, that accessibility features be repaired and properly maintained, that flexible delineators be installed, and that the sidewalk be raised to separate pedestrians from turning vehicles. She urges the Township to work directly with the Provincial Ministry of Transportation and Transit to implement these changes.

REFFERAL
Moved by Councillor Richter,
Seconded by Councillor Martens,
That the delegation from Jamie-Lynn Dickson be referred to staff to receive an updated report.
CARRIED

5. David Lapierre
File 0550-07

D. Lapierre appeared before Council to discuss the removal of his exemption in 2027 for the non-occupied secondary suite. He noted that he is not interested in having tenants, but the suite has not been decommissioned. He was not paying previously, but starting in 2027 fees will be applied despite no tenants being present. He asks Council to waive the added fees.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Kunst,
That the delegation from David Lapierre be referred to staff.
CARRIED

6. Stephanie and Jamie Hackel
File 0550-07

S. and J. Hackel appeared before Council to discuss a secondary dwelling at 3295 - 232 Street. The secondary dwelling was built in the 1920’s, and they would like to preserve this house for future generations. They noted that this house has significance as a heritage building. They currently have a bond in place with the Township. They ask that Council allow this house to be preserved.

C. DELEGATIONS

REFERRAL
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That the delegation from Stephanie and Jamie Hackel be referred to staff to assist in saving the home.
CARRIED

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 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.
CARRIED

2. Transportation and Mobility Strategy
Report 26-87
File ENG 8330-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council endorse, in principle, the Transportation and Mobility Strategy presented as Attachment A, as the Township's long-term guide for transportation planning and infrastructure priorities.

That Council direct staff to bring forward separate reports, as appropriate, on the implementation of specific recommendations proposed in the Transportation and Mobility Strategy, including resources required for implementation.

DEFERRED
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the Transportation and Mobility Strategy be deferred to the November 16, 2026 Regular Council Meeting.
CARRIED

Councillor Richter opposed

E. REPORTS TO COUNCIL

3. Acceptable Use of AI Policy
Report 26-101
File IT 0340-50

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve the Acceptable Use of AI Policy, as presented in Attachment A.
CARRIED

4. Residential Interim On-Site Stormwater Detention Servicing Within a Portion of the Williams Neighbourhood Plan
Report 26-102
File CD BA000054

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council endorse the proposed limited pilot program and eligibility criteria for Residential Interim On-Site Stormwater Detention Servicing within a portion of the Williams Neighbourhood Plan.
CARRIED

5. Water Local Area Service on 55A Avenue at the 24800 Block
Report 26-97
File ENG 5330-20

Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council consider the request of property owners and authorize staff to prepare and distribute the official petition to the benefiting properties within the affected area, as shown in Attachment A, to determine the level of support needed to proceed with a Local Area Service initiative for the provision of municipal water service, in accordance with applicable regulations, policies, and procedures.
CARRIED

6. Heritage Legacy Fund Grant Application
Report 26-100
File ENG 1855-95

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That Council authorize staff to submit an application to the Heritage Legacy Fund for up to $8,500 in funding toward the Interpretive Signage Program.
CARRIED

E. REPORTS TO COUNCIL

7. Build Communities Strong Fund – Local Impact Stream In British Columbia Grant Applications Report 26-103
File ENG 1855-35

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council authorize an application to the Build Communities Strong Fund – Local Impact Stream in British Columbia for $250,000 of funding toward the Langley Events Centre's outdoor park activity area Sportsbox project.

That Council authorize an application to the Build Communities Strong Fund – Local Impact Stream in British Columbia for $1,000,000 of funding toward the 212 Street Connector from 208 Street to 77A Avenue project.
CARRIED

8. Potential 272 Street Active Transportation Improvements Report 26-98
File ENG 5620-26-029

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council direct staff to include the detailed design of active transportation improvements along 272 Street in the 2027 – 2031 Financial Plan for Council consideration.
CARRIED

9. Closing Gaps in Willoughby's Multi-Use Path Network Report 26-99
File ENG 8330-20-002

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council direct staff to include a funding request of $120,000 in the 2027 – 2031 Financial Plan for Council's consideration to complete the detailed design for closing eight Multi-Use Path gaps in Willoughby in the next one to three years.

REFERRAL
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Closing Gaps in Willoughby's Multi-Use Path (MUP) Network be referred to staff to work with Hub Cycling Langley to update the maps included in Report 26-99 to review MUP Network and outline for Council consideration the method by which staff will pursue ongoing consultation with the community.
CARRIED

E. REPORTS TO COUNCIL

10. Temporary Use Permit Application No. 000021 (Bakerview Memorial Cemetery Ltd. / 920 – 272 Street) Report 26-95

File CD 13-08-0011

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council consider Temporary Use Permit No. 000021 for an approximate 4.86 ac (1.97 ha) portion of property at 920 – 272 Street to facilitate parking and storage of commercial vehicles, and industrial and commercial outdoor storage including construction / contractor materials and equipment; landscape / hardscape materials including bulk materials; and material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000021 for the property located at 920 – 272 Street for the following uses:

a. Parking and storage of commercial vehicles;
b. Storage of construction and contractor materials and equipment excluding storage of dangerous goods;
c. Storage of landscape / hardscape materials including bulk materials; and
d. Storage of material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts as indicated in Schedule “A”.

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:

a. No person may occupy or live in any commercial vehicles parked onsite.
b. Contaminated Sites Regulation Schedule 2 activities are prohibited including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing.
c. No storage of materials, equipment or vehicles exceeding a height of 5.0 m.
d. Provision of the ALR buffer, landscape area and screening in substantial compliance with Schedule “B” and consistent with and in addition to the Accepted Tree Management Plans for Bakerview Memorial Cemetery secured at time of rezoning and the Master Plan dated January 4, 2021 prepared by Pacific Land Group.
e. Completion of the detention pond in substantial compliance with the approved Rezoning Servicing Agreement.

E. REPORTS TO COUNCIL

f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced, with respect to driveway access and stormwater management requirements including drainage and grading.
g. Access shall be limited to right-in / right-out from 272 Street only (access design subject to further technical review / finalization prior to issuance of the building permit) with TUP vehicle access to the temporary use area via the north driveway only as indicated in Schedule “A”.
h. Finalization of TUP landscape plan and on-site landscaping being secured by a letter of credit prior to building permit.
i. Issuance of required Building Permits for the storage area.
j. All outdoor storage areas being covered by a dust free surface.
k. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
l. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township’s Exterior Lighting Impact Policy.
m. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

REFERRAL
Moved by Councillor Richter,
Seconded by Councillor Martens,
That Temporary Use Permit Application No. 000021 (Bakerview Memorial Cemetery Ltd. / 920 – 272 Street) be referred to staff for a public input opportunity.
CARRIED

Mayor Woodward, Councillors Ferguson, and Rindt opposed

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100312 (1483115 BC Ltd. / 27099 – 8 Avenue)
Bylaw No. 6227
Bylaw No. 6228
Report 26-105
File CD 13-07-0031

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (1483115 BC Ltd.) Bylaw No. 6227 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1483115 BC Ltd.) Bylaw No. 6228 to amend the Agricultural / Countryside designation in the Rural Plan to permit parking of commercial vehicles and accessory office on a site-specific basis, add the subject site into Development Permit Area 'B' – Rural Commercial / Industrial, and rezone 1.92 ha (4.74 ac) of land located at 27099 – 8 Avenue to Limited Industrial Commercial Vehicle Parking Zone M-15, 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 associated with 8 Avenue transportation related items in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of necessary traffic improvements for 8 Avenue (including driveway widening and/or left-turn lane) in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of landscape plan and security for ALR landscape buffer along the south property line.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security (including funds required under Schedule I, Section 5.1) in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a single site covenant and access easement.
7. Registration of a restrictive covenant acceptable to the Township:
    a. prohibiting truck fueling, fuel storage and storage of dangerous goods
    b. prohibiting occupancy of living in any commercial vehicles parked onsite
    c. prohibiting any contaminated Sites Regulation Schedule 2 activities including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing
    d. securing protection and long-term maintenance of the ALR landscape buffer along the southern portion of the site

F. BYLAWS FOR FIRST AND SECOND READING

e. restricting the use until a Development Permit is issued for the site.

8. As per the applicant's proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed plan amendment and rezoning application, provision of $142,200 as a voluntary amenity contribution.
9. Payment of applicable 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 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (1483115 BC Ltd.) Bylaw No. 6227 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1483115 BC Ltd.) Bylaw No. 6228 are 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 authorize staff to schedule the required Public Hearing for Bylaws No. 6227 and 6228.

DEFERRAL
Moved by Councillor Richter,
Seconded by Councillor Martens,
That the Official Community Plan Amendment and Rezoning Application No. 100312 (1483115 BC Ltd. / 27099 – 8 Avenue) Bylaw No. 6227 and Bylaw No. 6228 be deferred until all of the conditions of the temporary use permit are met.

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

CHALLENGE TO THE CHAIR
Councillor Richter challenged the Chair.

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

Councillors Kunst, Martens, and Richter opposed

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

Councillors Martens and Richter opposed

F. BYLAWS FOR FIRST AND SECOND READING

MEETING RECESSED
The meeting recessed at 3:23pm.

MEETING RECONVENED
The meeting reconvened at 3:31pm.

2. Official Community Plan Amendment and
Rezoning Application No. 100311 (1495446 BC Ltd. / 27043 – 8 Avenue)
Bylaw No. 6229
Bylaw No. 6230
Report 26-104
File CD 13-07-0032

Moved by Councillor Ferguson,
Seconded by Councillor Pratt,
That Council give first and second reading to Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (1495446 BC Ltd.) Bylaw No. 6229 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1495446 BC Ltd.) Bylaw No. 6230 to amend the Agricultural / Countryside designation in the Rural Plan to permit parking of commercial vehicles and accessory office on a site-specific basis, add the subject site into Development Permit Area 'B' – Rural Commercial / Industrial and rezone 1.92 ha (4.74 ac) of land located at 27043 – 8 Avenue to a Limited Industrial Commercial Vehicle Parking Zone M-15, 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 associated with 8 Avenue transportation related items in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of necessary traffic improvements for 8 Avenue (including driveway widening and/or left-turn lane) in accordance with the Township's Master Transportation Plan and the Subdivision and Development Servicing Bylaw.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Provision of landscape plan and security for ALR landscape buffer along the south property line.
5. Provision of a final tree management plan incorporating tree retention, replacement, protection details and security (including funds required under Schedule I, Section 5.1) in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection).
6. Registration of a single site covenant and access easement.
7. Registration of a restrictive covenant acceptable to the Township:
    a. prohibiting truck fueling, fuel storage and storage of dangerous goods
    b. prohibiting occupancy of living in any commercial vehicles parked onsite

F. BYLAWS FOR FIRST AND SECOND READING

c. prohibiting any contaminated Sites Regulation Schedule 2 activities including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing
d. securing protection and long-term maintenance of the ALR landscape buffer along the southern portion of the site
e. restricting the use until a Development Permit is issued for the site.

8. As per the applicant's proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed plan amendment and rezoning application, provision of $142,200 as a voluntary amenity contribution.
9. Payment of applicable 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 No. 1842 Amendment (Rural Plan) Bylaw 1993 No. 3250 Amendment (1495446 BC Ltd.) Bylaw No. 6229 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1495446 BC Ltd.) Bylaw No. 6230 are 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 authorize staff to schedule the required Public Hearing for Bylaws No. 6229 and 6230.
CARRIED

Councillors Martens and Richter opposed

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Rezoning Application No. 100781,
Development Permit Application No. 101500 and
Development Variance Permit Application No. 100186
(Bains/Purewal / 5115 - 214 Street)
Bylaw No. 6251
Report 26-94
File CD 08-01-0111

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 (Bains/Purewal) Bylaw No. 6251 rezoning approximately 0.42 ha (1.0 ac) of land located at 5115 - 214 Street to Suburban Residential Zone SR-3 to facilitate subdivision to create two

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

residential lots, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of necessary improvements for 214 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 buffer and interim/ultimate trail along the west property line.
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
    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 and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed rezoning application, provision of $39,142 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. 6251 authorize issuance of Development Variance Permit No. 100186 (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

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

minimum lot frontage requirement for the Suburban Residential Zone SR-3 from 27.45 m (90.0 ft) to 25.9 m (85.0 ft) for the proposed lots as indicated in Schedule “A”.

b. Registration of an exterior design control agreement informed by a Neighbourhood Character Study at the time of subdivision to the acceptance of the Township.

That Council at time of final reading of Bylaw No. 6251 authorize issuance of Development Permit No. 101500 for property located at 5115 – 214 Street 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. Registration of a restrictive covenant protecting the 20 m wide Streamside Protection and Enhancement Development Permit Areas (SPEA) shown on Schedule “A” to the acceptance of the Township.
c. Security for and completion of streamside enhancement and restoration works, including fencing, as shown on Schedule “B” and as described in Watercourse Classifications prepared by Pieris Ecological Consulting April 16, 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 on SPEAs.
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
f. Four year maintenance and monitoring program including replacement plantings as described in Watercourse Classifications prepared by Pieris Ecological Consulting April 16, 2026.
g. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

**2. Rezoning Application No. 100751 and
Development Variance Permit Application No. 100210
(1322922 BC Ltd. / Unibuild Construction Management /
19642 - 32 Avenue and 3170 - 196 Street)
Bylaw No. 6221
Report 26-96**
File CD 07-22-0030

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1322922 BC Ltd.) Bylaw No. 6221 rezoning 0.97 ha (2.4 ac) of land located at 19642 - 32 Avenue and 3170 - 196 Avenue to Residential Zone R-1B to facilitate a residential development consisting of 12 small-scale multi-unit housing 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, greenway, utility upgrades and extensions, pedestrian connections and tie-ins extended to the nearest road intersection(s) or road improvement in accordance with the Township's Subdivision and Development Servicing Bylaw, Brookswood-Fernridge Community Plan, Booth Neighborhood Plan and Brookswood-Fernridge Engineering Services Plan.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications for 196 Street, 32 Avenue, 31B Avenue and modified road in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Booth Neighbourhood Plan.
3. Consistent with the proposal, dedication and construction of a 4.5 m wide street greenway on the north side of 32 Avenue and 6.0 m wide neighbourhood edge greenway on east side of 196 Street, including final acceptance of the greenway landscape design plans, sidewalk/trail alignment, signage, landscape details and security.
4. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
5. 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).
6. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until Development Permit is issued for the site
    b. identifying the units (5% of single family) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    c. compliance with Map 3 – Habitable Basement Areas of the Booth Neighbourhood Plan.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

7. Provision of hydrogeological information in compliance with Section 5.2(6) of the Booth Neighbourhood Plan.
8. Compliance with the requirements of the Brookswood-Fernridge Greenway Amenity Policy, Brookswood-Fernridge Arterial Road Completion Policy and the Township's 5% Neighbourhood Park Land Acquisition Policy.
9. As per the applicant's proposal and consistent with Interim Policy Regarding Community Amenity Contributions (Policy No. 07-170), in support of the proposed rezoning application, provision of $234,852 as a voluntary amenity contribution.
10. 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 at the time of final reading of Bylaw No. 6221 authorize issuance of Development Variance Permit No. 100210 (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-1B from 15.25 m (50.0 ft) to 14.6 m (48 ft) as indicated in Schedule "A".

CARRIED

Councillor Richter opposed

H. BYLAWS FOR THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. 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

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Inter-Municipal Business Licence (Metro West) Bylaw No. 6236"; and

That Council give final reading to "Inter-Municipal Business Licence Agreement Bylaw No. 6237".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

2. Proposed Green Building Permit Rebate Program Increases
Bylaw No. 6238
Bylaw No. 6239
Report 26-92
File PLI 3800-01

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6238".

That Council give final reading to "Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6239".
CARRIED

3. 2026 Update to the Subdivision and Development Servicing Bylaw
Bylaw No. 6211
Bylaw No. 6225
Report 26-91
File CD BA000053

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Subdivision and Development Servicing Bylaw No. 6211"; and

That Council give final reading to "Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6225"; and

That Council adopt revised Policy No. 05-116.
CARRIED

Councillor Richter opposed

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

Moved by Councillor Rindt,
Seconded by Mayor Woodward,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Diack) Bylaw No. 6144".
CARRIED

I. BYLAWS FOR FINAL ADOPTION

5. Rezoning Application No. 100783 and Development Permit No. 101490 (Township of Langley / 19600 – 20000 Block of 24 to 27A Avenue (Horne Pit))
Bylaw No. 6129
Report 25-77
File CD 07-22-0033

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council given final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley / Horne Pit) Bylaw No. 6129".
CARRIED

Development Permit No. 101490
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council authorize issuance of Development Permit No. 101490 in accordance with Attachment B subject to the following conditions:

a. Forest Fire Reduction Development Permit Areas design consistent with Schedule "A" and Section 10.5.4 of the Brookswood Community Plan as amended.
b. Sensitive Environment Protection Area as shown on Schedule "A" to the acceptance of the Township of Langley and consistent with Section 10.6.2 of the Brookswood Community Plan as amended.
c. Township of Langley acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
d. Written designation of an Environmental Monitor for the project acknowledging the Environmental Monitor has the authority to stop any work(s) that, in the Environmental Monitor's opinion, have the potential to impact on SPEAs.
e. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

CARRIED

I. BYLAWS FOR FINAL ADOPTION

6. Official Community Plan Amendment and Rezoning Application No. 100303 (Castlehill Homes (Gordon) Ltd. / 6920 - 204 Street) Bylaw No. 6135 Bylaw No. 6136 Report 25-80
File CD 08-14-0233

Moved by Mayor Woodward,
Seconded by Councillor Pratt,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6135"; and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Castlehill Homes (Gordon) Ltd.) Bylaw No. 6136".
CARRIED

7. Rezoning Application No. 100790 (Township of Langley / 7410 and 7438 – 208 Street; 7423 and 7428 – 209A Street; and 7400 Block of 209A Street) Bylaw No. 6246 Report 26-86
File CD 08-24-0101

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Township of Langley) Bylaw No. 6246".
CARRIED

8. Official Community Plan Amendment and Rezoning Application No. 100291 (BMG Projects (Heath South) Inc. / 6982 – 206 Street) Bylaw No. 6090 Bylaw No. 6091 Report 25-128
File CD 08-14-0187

Moved by Councillor Rindt,
Seconded by Councillor Ferguson,
That Council give final reading to "Langley Official Community Plan Bylaw 1979 No. 1842 (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Northeast Gordon Estate Neighbourhood Plan) Bylaw 2005 No. 4475 Amendment (BMG Projects (Heath South) Inc.) Bylaw No. 6090", and

I. BYLAWS FOR FINAL ADOPTION

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BMG Project (Heath South) Inc.) Bylaw No. 6091".
CARRIED

J. MAYOR AND COUNCIL REPORT

Councillor Martens recapped the Council term and thanked public service workers. She expressed her appreciation for her time with Township Council and the ability to serve the community. She thanked the residents of the Township of Langley and her family.

Councillor Richter thanked Dr. Christine Bishop for her tour of the Fernridge Nature Park. She reported that it is very diverse in wildlife.

Councillor Kunst thanked Dr. Christine Bishop for the tour, and the Langley Environmental Partners Society (LEPS) for the Langley Eats Local Dinner. She attended the Fort Langley Jazz and Arts Festival. She also attended the opening of Fire Hall 5. She reflected on the past four years of Council. She thanked Township staff and the residents for supporting and allowing her to serve.

Councillor Baillie noted the success of the opening of Fire Hall 5. Burn Camp held by Local 450 was a success. The U-15 Fastball Tournament at Noel Booth, the Aldergrove Fair, the Fort Langley Jazz and Arts Festival, and the Langley Environmental Partners Society (LEPS) dinner were all successful. He addressed fiscal decisions made over the Council term and summarized the accomplishments of Council.

Councillor Pratt thanked Township staff for their work over the past four years. He recapped the Council term and thanked Council and the people of the Township of Langley.

Councillor Ferguson announced that the Royal Canadian Legion celebrated their 100th Anniversary on July 17, 2026. He reviewed the Council term, and thanked staff and the residents of the Township of Langley.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

1. Stormwater Projects – Capital Budget Transfers
Report C26-16
File ENG 5330-30/5330-21

That Council approve the transfer of $90,000 of Capital Projects Reserve funds from PKSP1048 – West Munday Creek Slope Stabilization for the construction of the STW1182 - Culvert Replacement: 252 Street and 8700 block project.

That Council approve the transfer of $250,000 of Capital Projects Reserve funds from PKSP1048 – West Munday Creek Slope Stabilization for the construction of STW1190 – Storm Sewer Replacement: 248 Street and 50 Avenue project.

That Council approve the transfer of $523,000 of Capital Projects Reserve funds from PKSP1048 – West Munday Creek Slope Stabilization, and $477,000 of Capital Projects Reserve funds from STW1206 – 204 Street Storm Sewer for the construction of STW1202 - Salmon River Pump Station Upgrade project.
CARRIED

Section 90(1) (k) Negotiations

2. Petition to the Court No. S-00616

That Council authorize indemnification up to $500,000 for Mayor Eric Woodward, Councillor Timothy Baillie, and Councillor Robert Rindt for legal costs and expenses related to responding to the Petition to the Court by Dale Black, Jeanette Martin, et al, v. Township of Langley, Eric Woodward, Timothy Baillie, Robert Rindt, SCBC No. S-00616,
CARRIED

Councillors Kunst, Martens, and Whitmarsh opposed

Section 90(1) (g) Legal

M. FOR INFORMATION

1. Requested Feedback on Closed Captioning Use in the Salmon River Meeting Room for Council Advisory Committees
Memorandum – Legislative Services
File 0540-01

2. Pharmacy Separation Metrics
Memorandum – Community Development Division
File 6440-02

M. FOR INFORMATION

3. **Truck Parking in the Agricultural Land Reserve**
   Memorandum – Community and Policy Planning
   File LSP00026

4. **Unauthorized Tree Removal – 25096 - 54 Avenue**
   Memorandum – Permits, Licences & Inspections Division
   File 6330-01

5. **208 Street Between 44 Avenue and 36 Avenue**
   Memorandum – Engineering Division
   File 5400-20-18

6. **Agricultural Land Commission Decisions Second Quarter 2026 (April - June)**
   Memorandum – Community Development Division
   File 6635-01

7. **Seniors Advisory Committee**
   Minutes – June 17, 2026
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

O. OTHER BUSINESS

1. **Green Boulevard & Park Innovation Initiative**

   Moved by Councillor Rindt,
   Seconded by Councillor Pratt,
   Whereas the Township of Langley is one of British Columbia's premier agricultural communities, with a strong tradition of stewardship of its land, soils, and water; and

   Whereas parks, boulevards, sports fields, and tree-lined streets deliver meaningful environmental and community benefits, including cooling neighbourhoods, managing stormwater, supporting pollinators, and improving public health; and

   Whereas municipalities across Canada and abroad are combining drought-tolerant plantings, healthier soils, smart irrigation, rain gardens, and bioswales to reduce water use while keeping public spaces vibrant and functional;

   Whereas many of these practices are already in place or partially in place within the Township but have not been reviewed together as one integrated program.

O. OTHER BUSINESS

Therefore Be It Resolved That:

Council direct staff to report back on which elements of this Notice of Motion are already reflected in current Township procedures, policies, bylaws, and practices, and to identify additional measures that would support a coordinated Green Boulevard & Park Innovation Initiative, including:

1. Development of a Township-wide Green Infrastructure Strategy for parks, boulevards, medians, trails, and other public open spaces.
2. Identification of locations suited to drought-tolerant grasses, native wildflower and pollinator meadows, rain gardens and bioswales, and expanded tree canopy for urban cooling.
3. Evaluation of water-saving practices, including smart irrigation technology, soil moisture sensors, weather-based controllers, reclaimed water where appropriate, and improved soil specifications and compost amendments to reduce irrigation demand.
4. A review of leading municipal practices from other Canadian and international jurisdictions.
5. Partnership and funding opportunities with local growers, landscape professionals, educational institutions, environmental organizations, and senior levels of government.
6. Recommended pilot demonstration projects to showcase the approaches above.
7. The anticipated environmental, financial, biodiversity, and public health benefits of the initiative.

CARRIED

Councillor Richter opposed

2. Targeted Grazing Pilot Program for Wildfire Risk Reduction and Vegetation Management

Moved by Councillor Rindt,
Seconded by Mayor Woodward,
Whereas the Township of Langley owns and maintains parks, greenbelts, road allowances, utility corridors, and natural areas where vegetation contributes to wildfire risk during summer months; and

Whereas targeted grazing using sheep and goats has been used successfully across British Columbia and western North America to reduce fine fuels, control invasive vegetation, and lower wildfire risk, while reducing reliance on mowing and herbicides, supporting local agriculture, and lowering greenhouse gas emissions; and

Whereas the Township's Operations Centre has already run a limited trial using goats to maintain vegetation at an on-site detention pond and is considering expanding the trial to another Township-owned pond;

O. OTHER BUSINESS

Therefore Be It Resolved That:

Staff be directed to prepare a report on the feasibility of a Targeted Grazing Pilot Program for vegetation management and wildfire fuel reduction on municipally owned lands, including:

1. Identification of suitable Township-owned properties, including parks, greenbelts, hydro corridors, creek corridors, forest interfaces, and road allowances.
2. Anticipated wildfire risk reduction, environmental, and vegetation management benefits.
3. Estimated capital and operating costs, including grazing services, temporary fencing, livestock guardian animals, water supply, transportation, signage, and monitoring.
4. A comparison with current vegetation management practices (mowing, brush cutting, herbicide application, and contracted maintenance) on cost, environmental impact, and operational effectiveness.
5. Partnership opportunities with local farmers, conservation organizations, Indigenous communities where appropriate, and qualified grazing contractors.
6. Grant and funding opportunities from federal, provincial, and regional programs, including those supporting wildfire prevention, FireSmart, climate adaptation, and invasive species management.
7. Recommended size, scope, timeline, and performance measures for a pilot beginning in the 2027 growing season, with the report brought back to Council as part of the 2027 budget and strategic planning process.

CARRIED

Councillor Richter opposed

P. 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) (g) Legal
Item E.2	-	Section 90(1) (e) Property
	-	Section 90(1) (k) Negotiations
Item E.3	-	Section 90(1) (e) Property
	-	Section 90(1) (k) Negotiations
Item E.4	-	Section 90(1) (e) Property
	-	Section 90(1) (k) Negotiations
Item E.5	-	Section 90(1) (e) Property
	-	Section 90(2) (b) Intergovernmental

Item E.6 - Section 90(1) (e) Property
- Section 90(1) (k) Negotiations

Item E.7 - Section 90(1) (e) Property
- Section 90(1) (k) Negotiations

Item F.1 - Section 90(1) (e) Property
- Section 90(1) (k) Negotiations

Item G.1 - Section 90(1) (k) Negotiations

Item G.2 - Section 90(1) (k) Negotiations
- Section 90(2) (b) Intergovernmental

Item G.3 - Section 90(2) (b) Intergovernmental Relations

Item G.4 - Section 90(1) (e) Property

Item I.1 - Section 90(1) (c) Labour Relations

Item I.2 - Section 90(1) (e) Property
- Section 90(1) (k) Negotiations

Item I.3 - Section 90(1) (c) Labour Relations
- Section 90(1) (k) Negotiations

Item I.4 - Section 90(1) (g) Legal

Item I.5 - Section 90(1) (g) Legal

Item I.6 - Section 90(1) (c) Labour Relations

Item I.7 - Section 90(1) (g) Legal

Item I.8 - Section 90(1) (g) Legal

Item I.9 - Section 90(1) (g) Legal

Item I.10 - Section 90(1) (g) Legal

CARRIED

Q. TERMINATE

Moved by Councillor Pratt,
Seconded by Councillor Baillie,
That the meeting terminate at 4:02pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

Township of Langley

Est. 1873

REGULAR MEETING OF TOWNSHIP COUNCIL

FOR THE PURPOSE OF PUBLIC HEARING MINUTES

Monday, July 27, 2026 at 7:00pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

W. Bauer and S. Richardson

V. Burnett

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

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

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Meeting for Public Hearing – July 27, 2026

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive the agenda items of the Regular Meeting for Public Hearing held July 27, 2026.

AMENDMENT
Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That reconsideration of Item E.10 from the July 27, 2026 Regular Council Meeting:

> "Temporary Use Permit Application No. 000021 (Bakerview Memorial Cemetery Ltd. / 920 – 272 Street) Report 26-95 File CD 13-08-0011"

be added to the agenda.
CARRIED

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

AMENDMENT
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Section C, "Other Business", be added to the agenda.
CARRIED

Councillor Richter opposed

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

Councilllor Richter opposed

B. PUBLIC HEARING

1. **Official Community Plan Amendment and**
Rezoning Application No. 100324 and
Development Permit No. 101530 (BFA Studio Architects /
7518 and portion of 7540 – 208 Street)
Bylaw No. 6247
Bylaw No. 6248
Report 26-93
File CD 08-24-0106

"Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (BFA Studio Architects) Bylaw No. 6247", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BFA Studio Architects) Bylaw No. 6248".

Explanation – Bylaw No. 6247

S. Richardson explained that Bylaw No. 6247 amends the Smith Neighbourhood Plan to increase the allowable density of the High Density Apartment (2.4 FSR) and Apartment Mixed Use (2.4 FSR) designations on a site-specific basis up to 3.25 FSR to accommodate a seniors' housing use at 7518 and a portion of 7540 – 208 Street. Consistent with Council's March 23, 2026 amendment to Bylaw No. 6198 (ToL Project No. 08-24-0098), Bylaw No. 6247 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).

B. PUBLIC HEARING

Explanation – Bylaw No. 6248

S. Richardson explained that Bylaw No. 6248 rezones land located at 7518 and a portion of 7540 – 208 Street to Comprehensive Development Zone CD-221 to facilitate the development of 211 seniors' housing units.

Development Permit No. 101530

Running concurrently with this Bylaw is Development Permit No. 101530 (BFA Studio Architects / 7518 and portion of 7540 – 208 Street) in accordance with Attachment B subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A".
b. Landscape plans being in substantial compliance with Schedule "B" and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection), the Township's Street Trees and Boulevard Plantings Policy and Age-Friendly Amenity Area requirements.
c. Section 102 – Definitions of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to increase the maximum size for seniors' housing dwelling units from 70 m² (753 ft²) to 75 m² (807 ft²) for 23 of the 211 units.
d. Section 107.5 – Design Criteria of Township of Langley Zoning Bylaw 1987 No. 2500 being varied to permit a maximum of 34% of the required parking stalls be designated for small car parking.
e. All rooftop mechanical equipment to be screened from view.
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. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
b. Completion of an on-site servicing and stormwater management plan in accordance with the Subdivision and Development Servicing Bylaw.
c. On-site landscaping to be secured by letter of credit at building permit stage.
d. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
e. Payment of supplemental development permit application fees, Amenity Cost Charges, Development Cost Charges and building permit administration fees.

B. PUBLIC HEARING

Submissions from the public.

The following written submission was received from the public:

1. Y. H. Yeh and W. C. Shih, Langley residents, expressing concern and requesting that Council defer third reading of Bylaw No. 6247 and 6248, and defer consideration of Development Permit No. 101530 until further analysis has been completed.

MOTION
Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council consider third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (BFA Studio Architects) Bylaw No. 6247", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BFA Studio Architects) Bylaw No. 6248".
CARRIED

MOTION
Moved by Mayor Woodward,
Seconded by Councillor Ferguson,
That Council grant third reading of "Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw 1998 No. 3800 Amendment (Smith Neighbourhood Plan) Bylaw No. 5973 Amendment (BFA Studio Architects) Bylaw No. 6247", and

"Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (BFA Studio Architects) Bylaw No. 6248".
CARRIED

C. OTHER BUSINESS

1. Motion to Reconsider

Moved by Councillor Baillie,
Seconded by Councillor Ferguson,
That Council reconsider the following motion from the July 27, 2026 Regular Council Meeting:

Temporary Use Permit Application No. 000021
(Bakerview Memorial Cemetery Ltd. / 920 – 272 Street)
Report 26-95
File CD 13-08-0011

C. OTHER BUSINESS

That Council consider Temporary Use Permit No. 000021 for an approximate 4.86 ac (1.97 ha) portion of property at 920 – 272 Street to facilitate parking and storage of commercial vehicles, and industrial and commercial outdoor storage including construction / contractor materials and equipment; landscape / hardscape materials including bulk materials; and material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000021 for the property located at 920 – 272 Street for the following uses:

a. Parking and storage of commercial vehicles;
b. Storage of construction and contractor materials and equipment excluding storage of dangerous goods;
c. Storage of landscape / hardscape materials including bulk materials; and
d. Storage of material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts as indicated in Schedule “A”.

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:

a. No person may occupy or live in any commercial vehicles parked onsite.
b. Contaminated Sites Regulation Schedule 2 activities are prohibited including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing.
c. No storage of materials, equipment or vehicles exceeding a height of 5.0 m.
d. Provision of the ALR buffer, landscape area and screening in substantial compliance with Schedule “B” and consistent with and in addition to the Accepted Tree Management Plans for Bakerview Memorial Cemetery secured at time of rezoning and the Master Plan dated January 4, 2021 prepared by Pacific Land Group.
e. Completion of the detention pond in substantial compliance with the approved Rezoning Servicing Agreement.

C. OTHER BUSINESS

f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced, with respect to driveway access and stormwater management requirements including drainage and grading.
g. Access shall be limited to right-in / right-out from 272 Street only (access design subject to further technical review / finalization prior to issuance of the building permit) with TUP vehicle access to the temporary use area via the north driveway only as indicated in Schedule "A".
h. Finalization of TUP landscape plan and on-site landscaping being secured by a letter of credit prior to building permit.
i. Issuance of required Building Permits for the storage area.
j. All outdoor storage areas being covered by a dust free surface.
k. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
l. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
m. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

REFERRAL
That Temporary Use Permit Application No. 000021 (Bakerview Memorial Cemetery Ltd. / 920 – 272 Street) be referred to staff for a public input opportunity.

CARRIED

Councillor Richter opposed

MOTION RECONSIDERED
Moved by Councillor Baillie,
Seconded by Councillor Rindt,
That Council consider Temporary Use Permit No. 000021 for an approximate 4.86 ac (1.97 ha) portion of property at 920 – 272 Street to facilitate parking and storage of commercial vehicles, and industrial and commercial outdoor storage including construction / contractor materials and equipment; landscape / hardscape materials including bulk materials; and material and

C. OTHER BUSINESS

equipment for cemetery operations and future phases of the cemetery development such as lawn crypts for a three (3) year period and adopt one of the following resolutions:

That Council authorize issuance of Temporary Use Permit No. 000021 for the property located at 920 – 272 Street for the following uses:

a. Parking and storage of commercial vehicles;
b. Storage of construction and contractor materials and equipment excluding storage of dangerous goods;
c. Storage of landscape / hardscape materials including bulk materials; and
d. Storage of material and equipment for cemetery operations and future phases of the cemetery development such as lawn crypts as indicated in Schedule “A”.

The temporary uses shall be carried out according to the following conditions to the acceptance of the Township of Langley’s Director of Community Development Division:

a. No person may occupy or live in any commercial vehicles parked onsite.
b. Contaminated Sites Regulation Schedule 2 activities are prohibited including but not limited to vehicle washing, equipment and engine repair, motor vehicle repair and petroleum or natural gas storage and/or dispensing.
c. No storage of materials, equipment or vehicles exceeding a height of 5.0 m.
d. Provision of the ALR buffer, landscape area and screening in substantial compliance with Schedule “B” and consistent with and in addition to the Accepted Tree Management Plans for Bakerview Memorial Cemetery secured at time of rezoning and the Master Plan dated January 4, 2021 prepared by Pacific Land Group.
e. Completion of the detention pond in substantial compliance with the approved Rezoning Servicing Agreement.
f. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended or replaced, with respect to driveway access and stormwater management requirements including drainage and grading.
g. Access shall be limited to right-in / right-out from 272 Street only (access design subject to further technical review / finalization prior to issuance of the building permit) with TUP vehicle access to the temporary use area via the north driveway only as indicated in Schedule “A”.
h. Finalization of TUP landscape plan and on-site landscaping being secured by a letter of credit prior to building permit.
i. Issuance of required Building Permits for the storage area.
j. All outdoor storage areas being covered by a dust free surface.

C. OTHER BUSINESS

k. The parking area and drive aisles shall be designed to support anticipated vehicle load in order to prevent dirt or other debris onto a highway.
l. Submission of an exterior lighting plan prepared by an electrical engineer in compliance with the provisions of the Township's Exterior Lighting Impact Policy.
m. Provision of security to ensure that the temporary use is carried out in accordance with the terms and conditions of the Temporary Use Permit and that the temporary use is eliminated upon expiry of the permit and the use and occupancy of the Land is brought into compliance with Township of Langley Zoning Bylaw 1987 No. 2500, as amended.

CARRIED

2. Graffiti Clean-Up

Moved by Mayor Woodward,
Seconded by Councillor Baillie,
That Council authorize $75,000 from the Facilities Reserve for a Township-wide graffiti clean-up for Township properties, structures, and private properties that agree, work with relevant inter-governmental and external agencies to coordinate clean-up on non-Township structures and kiosks, with a rapid response program to address graffiti to the end of 2026, to be considered by Council as a permanent program in the 2027 Budget.
CARRIED

3. Council Term Review

Mayor Woodward provided a review of the Council term. He thanked the Capital Projects team for their work on many projects during the term. He thanked the Township staff and noted the many accomplishments of Council.

D. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 7:16pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk