REGULAR MEETING OF TOWNSHIP COUNCIL AGENDA

Monday, February 24, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

A. ADOPTION AND RECEIPT OF AGENDA ITEMS

1. Regular Council Meeting – February 24, 2025

That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 24, 2025.

B. ADOPTION OF MINUTES

1. Regular Council Meeting – February 3, 2025

That Council adopt the Minutes of the Regular Council meeting held February 3, 2025.

C. DELEGATIONS

1. Ji Woong Kim
Walnut Grove Food Market
File 0550-07

Request by Ji Woong Kim, Walnut Grove Food Market, to appear before Council to discuss dividing his store into two separate businesses. One as a convenience store and the other as a vape store.

D. PRESENTATIONS

1. Community Heritage Register Recognition Program

Mayor Woodward and Council to present recipients with heritage plaques to recognize the following properties:

- Rizun Residence: 19678 – 80 Avenue
- Aldergrove Fire Hall No. 3: 2900 – 272 Street

E. REPORTS TO COUNCIL

1. Canada Day Options for 2025
Report 25-23
File PW 6130-01

That Council direct staff to proceed with Option 1: Fireworks Show for Canada Day 2025.

OR

That Council direct staff to proceed with Option 2: Drone Light Show for Canada Day 2025.

2. 72 Avenue and 248 Street/Telegraph Trail Intersection Review
Report 25-19
File ENG 5460-05-002

That Council direct staff to continue operating and maintaining the intersection at 72 Avenue and 248 Street/Telegraph Trail in its current configuration as a two-way stop with overhead flashing beacons, share speed data collected with the Langley RCMP, and periodically monitor traffic volumes and collision trends.

3. 88 Avenue and 208 Street Intersection Review and Pedestrian Safety Improvement
Report 25-22
File ENG 5460-06-001

That Council endorse Option 1, as presented in this report estimated at $250,000 and direct staff to include it as a 2026 capital project in the 2026–2030 financial plan for Council's consideration.

E. REPORTS TO COUNCIL

4. 2025 Public Notification and Evacuation Route Planning Grant
Report 25-20
File ENG 1855-35

That Council authorize an application to the 2025 Union of British Columbia Municipalities Public Notification and Evacuation Route Planning Grant for $40,000 of funding.

5. 2025 Transit Related Road Infrastructure Program Grant Application
Report 25-26
File ENG 1855-60

That Council approve a grant application to Coast Mountain Bus Company for $125,000 toward completing the 2025 Transit Improvements Program and Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue.

That Council approve the Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue funded from $128,452 of Road Development Cost Charges, $85,250 from Coast Mountain Bus Company and $1,298 from RDS1127: Transit Improvements – Various locations.

6. 2025 Active Transportation Fund Grant Application
Report 25-21
File ENG 1855-40

That Council authorize a grant application to Housing, Infrastructure, and Communities Canada – Active Transportation Fund for $1,000,000 of cost sharing towards Pedestrian and Cycling Infrastructure: 88 Avenue from Wright Street to Glover Road.

7. Gloucester Industrial Estates Traffic Calming
Report 25-24
File ENG 5460-04

That Council direct staff to initiate the consultation and ballot process outlined in the Neighbourhood Traffic Calming Policy proposing the installation of raised transverse rumble strips along Gloucester Way, 272 Street and 275 Street and to report back to Council with the results.

OR

That Council direct staff to install raised transverse rumble strips at 30 locations along Gloucester Way, 272 Street, and 275 Street utilizing existing funding from the 2025 Traffic Calming (TRN1001-01) Capital Project, foregoing the consultation and ballot process outlined in the Neighbourhood Traffic Calming Policy.

E. REPORTS TO COUNCIL

8. Capital Request – Stolen Equipment Replacements
Report 25-17
File PW 1280-07

That Council authorize the use of up to $90,000 from the Public Works Equipment Reserve to replace one utility tractor and one trailer.

9. Capital Request - Mcleod Athletic Park
Parking Expansion and Overhead Undergrounding
Report 25-18
File ENG 5330-23-172

That Council authorize the use of $590,000 for engineering design required to advance the on-street parking expansion, streetlighting and undergrounding of existing overhead utilities near the McLeod Athletic Park, funded by $345,609 from Road Development Cost Charges and $244,391 from the Facilities Renewal Reserve.

10. Development Cost Charges Frontending Agreement
(North Arc Properties 200th Street Inc.)
Report 25-27
File CD 08-27-0066

That Council authorize staff to execute the Drainage Development Cost Charges Frontending Agreement with North Arc Properties 200th Street Inc. presented as Attachment A for the provision of off-site drainage infrastructure for the northwest quadrant of the Latimer Neighbourhood Plan in the Willoughby Community Plan.

11. Telecommunication Tower Application No. 000012
(Telus / Cypress Land Services / 20313 – 86 Avenue)
Report 25-29
File CD 08-26-0100

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue and adopt one of the following resolutions:

a. That Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue.

OR

b. That Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue.

E. REPORTS TO COUNCIL

12. Development Permit Application No. 101477 (Astria Properties / 19723 – 88 Avenue)
Report 25-14
File CD 08-34-0084

That Council authorize issuance of Development Permit No. 101477 to Astria Port Kells South Nominee Ltd. for property at 19723 – 88 Avenue subject to the following conditions:

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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
c. 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.
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

13. Development Permit Applications No. 101465 and No. 101466 (1094941 BC Ltd. / Unify Consulting / 20882 – 82 Avenue)
Report 25-25
File CD 08-25-0099

That Council authorize issuance of Development Permit No. 101465 to 1094941 BC Ltd. for property located at 20882 – 82 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 1045.5 – Height of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to permit a maximum building height of two (2) storeys for the group children’s day care building.

E. REPORTS TO COUNCIL

e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
f. Discharge of restrictive covenant CB154113 (adaptable housing) and registration of a restrictive covenant identifying a minimum of 10% of units required to comply with OCP Schedule 2 Adaptable Housing Requirements.
g. All refuse areas to be located within buildings and / or in enclosures and screened.

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

a. Submission of a site specific on site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
c. On-site landscaping 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 issuance of Development Permit No. 101466 (streamside protection) to 1094941 BC Ltd. for property located at 20882 – 82 Avenue subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and B to the acceptance of the Township of Langley.
b. 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.
c. 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.
d. 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. BYLAWS FOR FIRST AND SECOND READING

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Highway Closure, Dedication Removal and Disposal (SAP – 209 Street and 210 Street)
Bylaw No. 6081
Bylaw No. 6082
Report C25-02
File CA PM003277

That Council give first, second and third reading to "Highway Closing and Dedication Removal (SAP – 209 Street) Bylaw No. 6081", and

"Highway Closing and Dedication Removal (SAP – 210 Street) Bylaw No. 6082".

Explanation – Bylaw No. 6081

Bylaw No. 6081 authorizes the closure and highway dedication removal from a portion of 209 Street at 76 Avenue.

Explanation – Bylaw No. 6082

Bylaw No. 6082 authorizes the closure and highway dedication removal from a portion of 210 Street at 76 Avenue.

Clerk's Note: No report is included in the Regular agenda package as this was dealt with as a property matter on February 3, 2025.

2. Rezoning Application No. 100690 (1290334 BC Ltd. / Architecture Panel Inc. / 7806 – 197 Street)
Bylaw No. 6101
Report 25-16
File CD 08-22-0107

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1290334 BC Ltd.) Bylaw No. 6101 rezoning approximately 0.4 ha (1.1 ac) of land located at 7806 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 25 townhouse units, 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 (including roundabout), greenway and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. Registration of a reciprocal access easement over 7806 and 7772 – 197 Street for the purpose of secondary emergency access to the subject site.
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. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site
    b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township
    c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
    d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
    e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.
8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. 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.

Explanation – Bylaw No. 6101

Bylaw No. 6101 rezones a 0.4 ha (1.1 ac) portion of a 0.8 ha (2.0 ac) site located at 7806 – 197 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 25 townhouse units.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

3. 2025 Utility Rates Bylaw
Bylaw No. 6107
Bylaw No. 6102
Bylaw No. 6103
Bylaw No. 6104
Bylaw No. 6112
Report 25-30
File PW 1700-80

That Council give first, second, and third reading to the Langley Utility Rates Bylaw No. 6107.

That Council give first, second, and third reading to Langley Waterworks Regulation Bylaw No. 6074 Amendment Bylaw 6102.

That Council give first, second, and third reading to Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6103.

That Council give first, second, and third reading to Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 6104.

That Council give first, second, and third reading to Bylaw Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6112.

That Council set the due date for the 2025 Flat Rate Utility Billing to be July 2, 2025.

Explanation – Bylaw No. 6107

Bylaw No. 6107 sets out Utility User Fee Rates for Water, Sewer and Solid Waste Collection.

Explanation – Bylaw No. 6102

Bylaw No. 6102 amends the Langley Waterworks Regulation Bylaw No. 6074 to facilitate the adoption of Utility Rate Bylaw No. 6107.

Explanation – Bylaw No. 6103

Bylaw No. 6103 amends the Langley Sewerworks Regulation Bylaw 2018 No. 5367 to facilitate the adoption of Utility Rate Bylaw No. 6107.

Explanation – Bylaw No. 6104

Bylaw No. 6104 amends the Solid Waste Management Bylaw 2016 No. 5200 to facilitate the adoption of Utility Rate Bylaw No. 6107.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

Explanation – Bylaw No. 6112

Bylaw No. 6112 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references and fine amounts as a result of changes to the Waterworks Regulation Bylaw No. 6074, Langley Sewerworks Regulation Bylaw 2018 No. 5367 and Solid Waste Management Bylaw 2016 No. 5200.

4. Langley Fees and Charges Bylaw Amendment
Bylaw No. 6111
Bylaw No. 6099
Report 25-28
File FIN 1810-20

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111.

That Council give first, second and third reading to the Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099.

Explanation – Bylaw No. 6111

Bylaw No. 6111 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE
- Schedule 18: BUILDING PERMIT

Explanation – Bylaw No. 6099

Bylaw No. 6099 amends the Langley Building Bylaw 2008 No. 4642 as amended, to remove fees from existing Appendix A, now consolidated within Langley Fees and Charges Bylaw 2007 No. 4616. In addition, the proposed amendment includes housekeeping changes and replacing existing " Appendix A" with new" Appendix A" as attached to this bylaw.

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Drainage Development Works Agreement Bylaw (North Arc Properties 200th Street Inc.)
Bylaw No. 6083
Report 25-10
File CD 08-27-0066

That Council give final reading to "Drainage Development Works Agreement (North Arc Properties 200th Street Inc.) Bylaw No. 6083".

Explanation – Bylaw No. 6083

Bylaw No. 6083 authorizes the execution of a Development Works Agreement between the Township of Langley and North Arc Properties 200th Street Inc. for the provision of Drainage Works in the Latimer and Carvolth Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

2. Langley 2025 – 2029 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 6105
Bylaw No. 6106
Report 25-12
File FIN 1700-80

That Council give final reading to "Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105", and

"Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106".

Explanation – Bylaw No. 6105

The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 authorizes the expenditure of funds for the Municipality. The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2025.

An expenditure that is not provided for in the 2025 - 2029 Five-Year Financial Plan is not lawful.

I. BYLAWS FOR FINAL ADOPTION

Explanation – Bylaw No. 6106

Bylaw No. 6106 provides for the 2025 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2025 – 2029 Five Year Financial Plan. The projects are for road, drainage, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition and Development DCC Reserve, Water DCC Reserve, Sewer DCC Reserve, Drainage DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $82,874,154 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2025.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

3. Rezoning Application No. 100764 and
Development Permit Application No. 101432
(Astria Properties / 19723 – 88 Avenue)
Bylaw No. 6031
Report 24-138
File CD 08-34-0084

That Council give final reading to “Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Astria Port Kells South Nominee Ltd.) Bylaw No. 6031”.

Explanation – Bylaw No. 6031

Bylaw No. 6031 rezones a portion of property located at 19723 – 88 Avenue from Suburban Residential Zone SR-2 to Service Industrial Zone M-1A.

Development Permit No. 101432

That Council authorize issuance of Development Permit No. 101432 (Astria Properties / 19723 – 88 Avenue) in accordance with Attachment A subject to the following conditions:

I. BYLAWS FOR FINAL ADOPTION

a. Building plans being in substantial compliance with Schedule “A”.
b. Finalization of landscape plans included in Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
c. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 168 parking spaces to 89 parking spaces as shown in Schedule “A”.
d. Section 701.6 (Siting of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 10.0 m (32.8 ft) from a front lot line to 5.0 m (16.4 ft), as shown on Schedule “A”.
e. Section 701.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 12.0 m (39.3 ft) to 21.8 m (71.5 ft), as shown on Schedule “A”.
f. Section 111.3(b) (Landscape Area) being varied from 3.0 m (9.84 ft) to 1.5 m (4.92 ft) along the rear lot line as shown in Schedule “B”.
g. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
h. All rooftop mechanical equipment to be screened from view.
i. All refuse areas to be located in an enclosure and screened.

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

a. 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, including on-site detention, 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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.
f. Payment of supplemental development permit application fees, Development Cost Charges and Building Permit Administration fees.

Clerk’s Note: Please note that all development prerequisites listed in the Community Development Division report to Council of July 15, 2024 attached to the Bylaw have been satisfactorily addressed. The written submission opportunity for the Bylaw was provided prior to third reading. Third reading was given on July 15, 2024.

J. ITEMS FROM PRIOR MEETINGS

Mayor Woodward has directed reconsideration of the following item from the January 27, 2025 Regular Council meeting in accordance with Section 131 of the *Community Charter*:

1. George Preston Recreation Centre
Arena Dasher Board Replacement

That staff provide a presentation regarding the arena dasher board replacement at George Preston Recreation Centre with possible funding sources to be identified.

K. MAYOR AND COUNCIL REPORT

L. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

M. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

The following item has been brought forward from the February 3, 2024 Closed Council meeting for public information:

1. Council Attendance Records

That staff provide the Council attendance records of the Council Closed Meetings from November 1, 2022 to January 31, 2025 and that the attendance information be released.
CARRIED

Section 90(1) (a) Personnel

N. FOR INFORMATION

1. Wi-Fi and Monitor for the Derek Doubleday Arboretum
Memorandum – Information Technology Division
File 0810-20

2. 2025 Capital Preapprovals
Memorandum – Finance Division
File 1705-03

3. Draft Financial Plan 2025-2029 Results of Public Consultation
Memorandum – Finance Division
File 1700-80

N. FOR INFORMATION

4. 2024 Holiday Lights in Williams Park
Memorandum – Public Works Division
File 6130-01

5. Emergency Preparedness for Seniors
Memorandum - Protective Services – Fire
File 7130-01

6. Bedford Channel Dredging Project Update
Memorandum – Engineering Division
File 5260-21-015-01

7. Update on Fraser Highway Employment Lands Area Plan
Memorandum – Community and Policy Planning Division
File LRP00023

8. Agricultural Land Commission Decisions Fourth Quarter 2024 (October – December)
Memorandum – Community Development Division
File 6635-01

9. Agricultural Advisory Committee
Minutes – January 29, 2025
File 0540-20

10. Joint School District No. 35 / Municipal Liaison Committee
Minutes – January 22, 2025
File 0540-20

O. MOTIONS ARISING FROM INFORMATION

P. OTHER BUSINESS

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

1. Township of Langley Parks Master Plan

Whereas:

1. The Township of Langley has one of the highest growth rates in Metro Vancouver with significant increases in housing supply projected within the Willoughby and Willowbrook areas to 2040, with urban land

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values continually increasing, especially within proximity to Rapid Transit due to the negative impacts of “Bill 47”;

2. Council has not adopted nor considered the formal adoption of a new Parks and Recreation Master Plan since the adoption of the 2002 Parks and Recreation Master Plan adopted by Council on July 15, 2002;

3. A number of new recreation facilities have been constructed over that time, such as the Langley Events Centre, the Aldergrove Community Centre, Yorkson Community Park and salishan Place, with Ice Sheet and Dry Floors and Smith Athletic Park now under construction, without an overall master plan that outlined these facilities, specifically, suggesting that a Parks Master Plan could be considered as a distinct plan unto itself;

4. As outlined within the Township of Langley 2002 Parks and Recreation Master Plan, the standard of supply for parks includes a total of four (4) acres of Municipal Park, two (2) acres of Neighbourhood Park and two (2) acres of Community Park, each per 1,000 residents, given that quality park and nature spaces provide numerous benefits for physical and mental health;

5. Due to increased density and housing mandates, the Township of Langley is potentially facing a significant deficit in natural spaces in or within close proximity to developing urban areas, especially within 200 Street 2040 and other ongoing housing supply increases per acre for areas that remain undeveloped;

6. The Willoughby and Willowbrook areas are projected to be more dense than other areas of the Township of Langley, while not within as close a proximity to a Regional Park, such as Campbell Valley; and

7. Outlining and adopting a potential Parks Master Plan for residents and future Councils would have the benefit of potentially enabling the creation of a new Municipal Park in Willoughby that would require the commitment of multiple Councils to complete;

Therefore be it resolved that staff present to Council on the merits, or lack thereof, of creating and adopting a Parks Master Plan 2025-2040 with a scope that potentially includes, but is not necessarily limited to:

1. An inventory of the needed Neighbourhood and Community Parks within urban and developing areas, as projected;

2. Additional athletic amenities that may be required within urban and developing areas;

3. A new Nathan Creek Municipal Park in Glen Valley;

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4. A new passive park within Aldergrove Urban Containment Boundary;

5. A new passive park adjacent to the Smith Neighbourhood Plan; and

6. A new, extensive, signature Municipal Park in Willoughby, potentially connecting 202A and 208 Streets.

2. Nathan Creek Municipal Park

Whereas:

1. The Township of Langley has acquired 288 contiguous acres for natural preservation and park purposes within the Nathan Creek Watershed Catchment ("Nathan Creek Wetlands");

2. The Nathan Creek Wetlands are adjacent to 264 Street and connect to both the Nathan Creek Dyke Trail and the Trans Canada Trail; and

3. The Nathan Creek Wetlands have elevation changes and other unique attributes that would lend to a unique trail network experience and a significant Municipal Park amenity for Township of Langley residents;

Therefore be it resolved that Council directs staff to report to Council on the designation and creation of a new Nathan Creek Municipal Park for the Nathan Creek Wetlands, with a potential plan for its development as such.

3. A Real Plan for Willoughby Elementary

Whereas:

1. Langley School District 35's Five-Year Capital Plan 2025/2026 dated June 18, 2024, includes a Willoughby Elementary School Addition request of $15M for 10 Classrooms;

2. The Township of Langley is committed to high-quality schools and recreation facilities for all of its communities and new schools in developing areas such as Willoughby and Brookswood/Fernridge within a long-term policy context where new playing fields and other amenities are being provided along with development where the opportunity for construction of new schools presents itself;

3. Due to its significant age regardless of interim upgrades, an obsolete location and roadside placement at the intersection of two arterial roads, subpar ingress and egress, ongoing safety concerns, and onsite amenities not comparable to other Willoughby schools, the Township of Langley has previously and informally communicated with the Board of Education Chair and School District Management staff on multiple occasions that Willoughby Elementary should be replaced, not

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just minimally updated entrenching it further in its current, subpar location; and

4. Two grass playing fields at Yorkson Community Park have already been constructed and are in use by the community which could be further utilized for the purposes of an adjoining elementary school, potentially accruing significant cost savings to the Township of Langley compared to the provision of additional fields;

Therefore be it resolved that Council endorses the replacement of the existing Willoughby Elementary School with a new, replacement elementary school, and that staff be directed to communicate the following proposal to the Ministry of Education, Ministry of Infrastructure, and School District 35 for their consideration:

1. 5 Acres of undeveloped Township of Langley land fronting 80 Avenue that is adjacent to the Langley Tennis Centre and two completed grass playing fields at Yorkson Community Park be exchanged with School District 35 in trade for the current Willoughby Elementary School site;

2. The differential land value between the two sites, assuming the appraised value of the existing School District lands is greater, be provided by the Township of Langley to School District 35 for the purposes of the construction of a new, replacement Willoughby Elementary School;

3. The $15M for Willoughby Elementary outlined and requested within the School District 35's Five-Year Capital Plan 2025/2026 dated June 18, 2024, be allocated towards the construction of a new, replacement Willoughby Elementary School; and

4. In addition to (2) and (3), any additional funding that may be required for a new, replacement Willoughby Elementary School built to size and standard similar to Donna Gabriel or Josette Dandurand Elementary Schools be provided by the Township of Langley.

That staff report to Council with a progress report or a draft agreement for its consideration on or before April 28, 2025.

That Council endorse, in principle, the possibility of utilizing the land potentially exchanged with School District 35 at 80 Avenue and 208 Street for the purposes of green space(s), public plaza and a new Willoughby Community Centre and Aquatic Facility of a potentially expanded utility, vision and scope than most recently considered by Council and the community; and

That staff prepare this potential expanded concept as a second option, in tandem with the completion of the Willoughby Community Centre concepts

P. OTHER BUSINESS

currently under development, to a level that would allow public input and comparison of two potential options, and as it may be appropriate for Council to consider.

4. Urban Schools for 200 Street and Within Willowbrook

Whereas:

1. The Township of Langley is updating the Willoughby Community Plan in 2025 and will be updating the Willowbrook Community Plan to provide for more intensive, mixed-use, transit-oriented development, partly in response to Provincial housing mandates for significant additional density and as per agreements with the Province of BC and TransLink pertaining to the Surrey-Langley SkyTrain extension;

2. The Province of BC outlines and acknowledges in Building Schools Together that increasing population growth and density are "driving the need to develop more schools in areas of high population density along key transit corridors" and is looking to the urban school model as a means of effectively providing school spaces and other services that families also need outside the classroom; and

3. The Coal Harbour elementary school, childcare facility, and social housing project in the City of Vancouver provides a good regional example of the potential for new elementary schools to be integrated into mixed-use housing developments;

Therefore be it resolved that Council directs staff to present to Council on potential urban schools to be considered as part of the Willoughby and Willowbrook Community Plan updates, and to confirm with School District 35 its willingness, or lack thereof, to consider urban schools within the 200 Street Corridor and Willowbrook Community Plan area given the economics of development and Provincial housing mandates.

5. Playground Partnerships with Parent Advisory Councils

Be it resolved that Council directs staff to report to Council with a review of the merits, or lack thereof, of establishing a new annual grant program for Parent Advisory Councils with matching funds to apply to the Township of Langley for school playground renovation, expansion and/or replacement that also provides an overall, additional community benefit.

6. Field Development and Maintenance for Students and Families

Be it resolved that Council direct staff to propose and attempt to negotiate with School District 35, as may be possible, land lease agreements (or other options) with mutual SD35 such that the Township of Langley would assume the potential re-development and improvement, bookings, and ongoing

P. OTHER BUSINESS

maintenance of school playing fields and existing or additional athletic amenities, for the benefit of the community, students and families, for:

1. The following schools which do not currently have a Township of Langley maintained and operated Neighbourhood Park, as is commonplace in new, developing areas:

    a. North Otter Elementary School;
    b. Fort Langley Elementary School;
    c. Langley Fine Arts School;
    d. Belmont Elementary School; and
    e. Other school playing field locations identified by staff that may be appropriate for Council to consider; and

2. New athletic amenities at the following Community Park locations:

    a. A new synthetic turf field adjacent to the Walnut Grove Community Centre at Walnut Grove Secondary School;
    b. Two new synthetic turf and/or grass rugby fields, parking, and other amenities as may be appropriate to consider at DW Poppy Secondary School; and
    c. An upgraded and well-maintained field and additional athletic amenities adjacent to Noel Booth Elementary School for the purposes of providing for a future expansion of Noel Booth Community Park.

That staff report to Council with a progress report or draft agreements for its consideration on or before July 21, 2025.

7. Township of Langley and School District 35 Mutual Land Adjustments

Be it resolved that Council direct staff to propose and attempt to negotiate with School District 35, as may be possible, to adjust shared property lot lines at school park locations to mutual benefit, and the benefit of students and families, for the purposes of potential school expansion, additional school spaces or parking requirements, properly defined playing field maintenance responsibilities and additional amenities or enhancement by the Township of Langley at:

1. Aldergrove Athletic Park, Aldergrove Community Secondary School and Betty Gilbert Middle School;

2. Langley Events Centre, Willoughby Community Park, Peter Ewart Middle School and RE Mountain Secondary School; and

3. McLeod Athletic Park and Langley Secondary School.

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That staff report to Council with a progress report or draft agreements for its consideration on or before July 21, 2025.

8. Suspension of Joint School Park Sites Land Acquisitions

Whereas:

Report to Council 23-260, dated December 4, 2023, outlines and quantifies that the Township of Langley is facing an increasing land acquisition liability of at least $525M in 2023 dollars to subsidize Provincial acquisition and construction of new schools, a reported minimum of $276M in Willoughby and $259M in Brookswood/Fernridge;

These financial projections do not account for inflationary pressure on urban land values to 2050, additional middle school sites being requested by School District 35, population increases with higher density development, nor any additional subsidy due to housing Provincial housing mandates due to “Bill 44” and “Bill 47”; and

The current community planning and policy contexts for Willoughby do not include nor contemplate the provision of a new, needed Township Municipal Park for natural and conservation purposes within these densifying areas;

Therefore be it resolved that Council endorse the suspension of the Township’s current and future joint park-school site land acquisition program, in principle, effective immediately, and directs staff to report to Council with, but not necessary limited to:

1. An updated land cost projections for Willoughby and Brookswood/Fernridge Neighbourhood and Community Parks, unadjusted, within a potential update to the Development Cost Charge Program therefrom starting in 2026, assuming inflationary pressures as accurately as can be predicted;

2. An additional, further financial review of the long-term opportunity cost implications adversely affecting the Township of Langley’s ability to provide Municipal Natural Park spaces within its developing areas of Willoughby, in addition to playing fields or athletic facilities at Neighbourhood and Community Parks for school sites and ongoing subsidization of School District 35 and the Province of British Columbia;

3. An additional, further review to determine the necessity of a suspension to the school park site acquisition program to ensure that a signature Municipal Park natural park of significant scale can be contemplated within Willoughby for a more livable and balanced community in the Township of Langley’s higher density areas; and

4. A review of all existing and planned Elementary, Middle, and Secondary School locations in Willoughby, with a goal of ensuring the School

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District is maintaining onsite parking requirements as required by bylaw or the Township of Langley's site specific development requirements, and an overview of each site's current use of the playground and student exterior play spaces that were constructed, and the need for potential Council Policy updates therefrom.

That staff present to Council on the merits, or lack thereof, of a potential new Council Policy context whereby the ownership of currently undeveloped sites, and future land acquisitions for the purposes of new schools, reverts to being the sole responsibility of School District 35, the Ministry of Education and Child Care, and/or the Ministry of Infrastructure as it appears to be within every other municipality within the Province of British Columbia, while the Township of Langley could consider to continue providing park and playing field development, booking services, and ongoing maintenance at the sites within a mutually acceptable land lease arrangement.

That Council Policies 06-023 and 07-229 be rescinded, and Section 4.9 of Council Policy 07-231 be removed with subsequent items renumbered.

9. Updated Fees and Charges for Aquatic and Recreation Facilities

Whereas:

1. The annual net operating subsidy from property taxes for WC Blair Recreation Centre is estimated to be $2.1M, Walnut Grove Community Centre $2.3M, and the Aldergrove Community Centre $3.4M, totalling $7.8M per annum;

2. The annual net operating subsidy from property taxes for George Preston Recreation Centre is estimated to be $2.5M per annum;

3. The annual net operating subsidy from property taxes for McLeod Athletic Park is estimated to be $731K per annum, the athletic park provided by the Township of Langley for Langley Senior Secondary School, where student enrolment is 60% from the City of Langley;

4. The annual net operating subsidies from property taxes of Smith Athletic Park and the Ice Sheets and Dry Floor Arenas at the Langley Events Centre is yet to be determined, but will add to the net annual net operating subsidies required overall for these world class recreational facilities; and

5. The significant, subsidized operating and ongoing capital renewal cost of these facilities for Greater Langley as borne by property taxpayers falls solely to Township of Langley residents and businesses, and continues to increase annually with inflation and other cost pressures, a situation that has persisted for many years without resolution;

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Therefore be it resolved that Council directs staff to report to Council, with a timeline for implementation as soon as practically possible, on:

1. The implementation of an external surcharge or Township of Langley resident discount within the Fees and Charges Bylaw 4616 specific to recreation facilities with aquatics to assist with the significant net operating subsidies required from Township of Langley property taxpayers to provide these facilities to the Greater Langley population; and

2. Priority access registration for Township of Langley residents currently in place for swim lessons be extended to other high demand recreational programming, as it may be appropriate for Council to consider, including during the summer season at the Aldergrove Community Centre.

Further, that Council directs staff to review potential revised operating models in partnership with primary user groups for McLeod Athletic Park, Willoughby Community Park and the upcoming Smith Athletic Park and Ice Sheet and Dry Floor Arenas at the Langley Events Centre to help offset the net annual operating subsidies required for these current and future facilities for the Greater Langley population.

Councillor Ferguson presented the following Notice of Motion within the deadlines according to Council's policy:

10. Support Local and Canadian Businesses

Be it resolved that staff be directed to:

1. Amend the "Procurement Policy – Administrative" to purchase goods and services of Canadian origin whenever possible, keeping in mind cost and other considerations.

2. Actively continue to support Township of Langley and Canadian businesses.

3. Work with regional communities on initiatives that support local and Canadian businesses.

Councillor Pratt presented the following Notice of Motion within the deadlines according to Council's policy:

11. Surety Bond Program

Whereas:

1. Alternative forms of security for servicing agreements pursuant to the Township of Langley's Subdivision and Development Servicing Bylaw

P. OTHER BUSINESS

would provide for additional flexibility to help achieve housing mandates as dictated and required by the Province of British Columbia; and

2. The City of Surrey has implemented a Surety Bond Pilot Program with increasing demand to participate within, raising calls for the Township of Langley to consider the same;

Therefore be it resolved that Council directs staff to report to Council on alternative forms of bonding for servicing agreement security, such as a Surety Bond Pilot Program or other options it may be appropriate for Council to consider, pursuant to Subdivision and Development Servicing Bylaw No. 5382.

Q. MOTION TO RESOLVE INTO CLOSED MEETING

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

Item A.1 - Section 90(1) (n) Consideration
Item E.1 - Section 90(1) (b) Personal
Item E.2 - Section 90(1) (e) Property, (k) Negotiations
Item E.3 - Section 90(1) (e) Property, (k) Negotiations
Item E.4 - Section 90(1) (e) Property, (k) Negotiations
Item G.1 - Section 90(1) (a) Personnel
Item G.2 - Section 90(1) (f) Law Enforcement
Item G.3 - Section 90(1) (g) Legal
Item I.1 - Section 90(1) (k) Negotiations, (m) Another Enactment, Section 90(2) (b) Intergovernmental Relations
Item I.2 - Section 90(1) (i) Solicitor-Client Privilege
Item I.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (e) Property, (k) Negotiations
Item I.5 - Section 90(1) (e) Property, (k) Negotiations
Item I.6 - Section 90(1) (e) Property, (k) Negotiations
Item J.1 - Section 90(1) (j) Information

R. TERMINATE

REGULAR MEETING OF TOWNSHIP COUNCIL MINUTES

Monday, February 3, 2025 at 1:30pm
Fraser River Presentation Theatre
4th Floor, 20338 – 65 Avenue, Langley, BC

PRESENT: Mayor E. Woodward

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

H. Chohan, C. Kooner, S. Nam, S. Richardson, and A. Ruhl

W. Bauer and K. Stepto

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 – February 3, 2025

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council adopt the agenda and receive all agenda items of the Regular Council meeting held February 3, 2025.
CARRIED

B. ADOPTION OF MINUTES

1. Regular Council Meeting – January 27, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Regular Council meeting held January 27, 2025.
CARRIED

Councillor Richter opposed

B. ADOPTION OF MINUTES

2. Public Hearing Meeting – January 27, 2025

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That Council adopt the Minutes of the Public Hearing meeting held January 27, 2025.
CARRIED

Councillor Richter opposed

C. DELEGATIONS

1. Donna Morriss
File 0550-07

Donna Morriss appeared before Council to discuss preserving the Campbell Valley Park's natural environment and protect it from intensive agriculture. She commented that there is a significant group of neighbours who are concerned about a proposed poultry farm expansion located at 1003 – 212 Street, across the street from the entrance to Campbell Valley Park. The neighbours were made aware of the expansion during the Board of Variance process. The variance was denied and there is now a building permit application for the structure. Neighbours wish to be kept up to date on the permit process. She stated that neighbours are concerned about the increase in truck traffic, dust, aquifer drawdown and/or contamination, noise, rodents, and avian flu. They are further concerned about protecting the fish bearing stream on the property and safety and health risks to park users.

COUNCILLOR DECLARES CONFLICT OF INTEREST
Councillor Baillie declared a non-pecuniary Conflict of Interest under Section 100 of the Community Charter and left the meeting at 1:59pm.

REFERRAL
Moved by Mayor Woodward,
Seconded by Councillor vanPopta,
That the delegation from Donna Morriss be referred to staff to report back to Council with the concerns itemized for Council's information.
CARRIED

Councillor Baillie re-entered the meeting at 2:01pm.

D. PRESENTATIONS

E. REPORTS TO COUNCIL

1. 2025 to 2029 Facilities Renewal Plan
Report 25-09
File FAC 0810-30

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council approve additional Facilities Renewal for 2025-2026 with a minimum of needed renovations, roof replacements and upgrades with $5,750,000 for Fire Halls No 3 and No 6, $2,760,000 for WC Blair Recreation Centre, and $1,250,000 for West Langley Hall, funded from external debt with a 10-year amortization.
CARRIED

Councillor Richter opposed

2. Temporary Use Permit Application No. 000018
(1495446 BC Ltd. / 27043 – 8 Avenue)
Report 25-02
File CD 13-07-0032

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council authorize issuance of Temporary Use Permit No. 000018 for property located at 27043 – 8 Avenue for the following uses:

a. parking of commercial vehicles 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. Landscape area and screening provided in accordance with Schedule “B”.
b. On-site landscaping being secured by a letter of credit.
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. All outdoor storage areas being covered by a dust free surface.
e. Compliance with Subdivision and Development Servicing Bylaw 2019 No. 5382 with respect to driveway access and stormwater management requirements including drainage and grading.
f. Submission of an exterior lighting plan.
g. 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.

E. REPORTS TO COUNCIL

h. 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.
i. Installation of roadway signage regarding the presence of pedestrians and equestrians in the area and use of engine brakes.
j. Obtainment of relevant senior government environmental regulatory agency approvals and/or submissions of notifications and provision of copies of approvals/submissions to the Township as applicable.

CARRIED

F. BYLAWS FOR FIRST AND SECOND READING

1. Official Community Plan Amendment and Rezoning Application No. 100276 and Development Permit No. 101470 (1184854 BC Ltd. / Isle of Mann Property Group / 20390 – 72 Avenue)
Bylaw No. 6095
Bylaw No. 6096
Report 25-11
File CD 08-14-0223

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
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 (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 and Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 6096 rezoning approximately 0.7 ha (1.7 ac) of land located at 20390 – 72 Avenue to Comprehensive Development Zone CD-199 to facilitate the development of 205 apartment units, subject to the following development prerequisites being satisfied to the acceptance of the Township prior to final reading:

1. A Servicing Agreement being entered into with the Township to secure required road and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road dedications, widenings and necessary traffic improvements including dedications and securing the provision and construction of 71B Avenue from the subject site to 204 Street, in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Central Gordon Estate Neighbourhood Plan.
3. Submission of an erosion and sediment control plan in accordance with the Erosion and Sediment Control Bylaw.
4. Compliance with Age-Friendly Amenity Area requirements.

F. BYLAWS FOR FIRST AND SECOND READING

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 a restrictive covenant acceptable to the Township identifying a minimum of 10% of the apartment units in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan.
7. Dedication and construction of a 4.5 m wide street greenway along the southside of 72 Avenue.
8. Finalization of landscape and architectural plans.
9. Compliance with the Community Amenity Contributions Policy, and the requirements of the Willoughby Greenway Amenity Policy.
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 and compliance with the Township's 5% Neighbourhood Park Land Acquisition Policy.

That Council consider that Langley Official Community Plan Bylaw 1979 No. 1842 Amendment (Willoughby Community Plan) Bylaw No. 1998 No. 3800 Amendment (Central Gordon Estate Neighbourhood Plan) Bylaw 2012 No. 4924 Amendment (1184854 BC Ltd.) Bylaw No. 6095 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. 6096 authorize issuance of Development Permit No. 101470 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 in an enclosure and screened.

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

a. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.

F. BYLAWS FOR FIRST AND SECOND READING

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 abandon Township of Langley Zoning Bylaw No. 2500 Amendment (1184854 BC Ltd.) Bylaw No. 5848.

That Council authorize staff to schedule the required Public Hearing for Bylaws No. 6095 and 6096 in conjunction with the hearing for the proposed Development Permit No. 101470.
CARRIED

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

1. Drainage Development Works Agreement Bylaw (North Arc Properties 200th Street Inc.) Bylaw No. 6083
Report 25-10
File CD 08-27-0066

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Drainage Development Works Agreement (North Arc Properties 200th Street Inc.) Bylaw No. 6083 for the provision of a community stormwater detention facility servicing portions of the Latimer and Carvolth Neighborhoods within the Willoughby Community Plan.
CARRIED

2. Culvert Infrastructure Loan Authorization Bylaw and Alternative Approval Process
Bylaw No. 6110
Report 25-13
File FIN 1760-20

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second and third reading to Culvert Infrastructure Loan Authorization Bylaw No. 6110 for the purpose of borrowing funds in the amount of $14,068,182 for the Culvert Infrastructure capital program within the 2025-2029 Capital Budget repayable from general revenue.

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

That Council provide an Alternative Approval Process, in accordance with Section 86 of the *Community Charter*, for Culvert Infrastructure Loan Authorization Bylaw No. 6110 as outlined in items (a) to (e) below with respect to the Alternative Approval Process.

a) Elector responses shall be in the form set out in Attachment "A".

b) The deadline for the submission of elector responses forms shall be 4:30 PM on Thursday, June 5, 2025 (the "Deadline").

c) The Township Clerk is authorized to prepare an Alternative Approval Process Notice which must be published as per Township of Langley Public Notice Bylaw No. 6003.

d) This Alternative Approval Process applies to the entire area of the Township and a fair determination of the total number of electors of the Township of Langley is 96,390.

e) The Township Clerk is authorized to undertake any further steps required to carry out the Alternative Approval Process in accordance with the *Community Charter*.

CARRIED

Councillor Richter opposed

3. Langley 2025 – 2029 Five-Year Financial Plan Bylaw and Development Cost Charge Reserve Fund Expenditure Bylaw
Bylaw No. 6105
Bylaw No. 6106
Report 25-12
File FIN 1700-80

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That Council give first, second, and third reading to the Langley 2025 – 2029 Five-Year Financial Plan Bylaw No. 6105.

That Council give first, second, and third reading to the Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106.
CARRIED

Councillor Richter opposed

ASSOCIATED MOTION
Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That the following external borrowing instruments not be made permanent before November 30, 2026, unless otherwise directed by Council:

1. Bylaw 6011, Strategic Land Acquisitions
2. Bylaw 6053, 208A Civic Infrastructure
3. Bylaw 6054, 212 Street Civic Infrastructure

G. BYLAWS FOR FIRST, SECOND AND THIRD READING

4. Bylaw 6078, Smith Athletic Park
5. Bylaw 6079, Ice and Dry Arenas; and
6. Bylaw 6080, Strategic Land Acquisitions.

CARRIED

Councillor Richter opposed

H. BYLAWS FOR CONSIDERATION AT THIRD READING

I. BYLAWS FOR FINAL ADOPTION

1. Rezoning Application No. 100604 and
Development Permit Applications No. 101302 and 101226
(Royale Properties (208) Ltd. / 7581 – 208 Street)
Bylaw No. 5757
Report 21-147
File CD 08-23-0169

Moved by Councillor Pratt,
Seconded by Councillor Rindt,
That Council give final reading to "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Royale Properties (208) Ltd.) Bylaw 2021 No. 5757".
CARRIED

Development Permit No. 101302

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101302 (Royale Properties (208) Ltd. / 7581 – 208 Street) in accordance with Attachment A subject to the following conditions:

a. Building plans being in substantial compliance with Schedule "A";
b. On-site landscaping plans being in substantial compliance with Schedule "B" and in compliance with Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township's Street Trees and Boulevard Plantings Policy;
c. Written confirmation from owner and landscape architect or arborist that the tree protection fencing identified in the tree management plan is in place;

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:

I. BYLAWS FOR FINAL ADOPTION

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; and
d. Payment of supplemental development permit application fees, Development Cost Charges, and building permit administration fees.

CARRIED

Development Permit No. 101226

Moved by Councillor Ferguson,
Seconded by Councillor Rindt,
That Council authorize issuance of Development Permit No. 101226 (Royale Properties (208) Ltd. / 7581 – 208 Street) in accordance with Attachment B subject to the following conditions:

a. Township of Langley General Manager of Engineering and Community Development 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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township of Langley General Manager of Engineering and Community Development;
c. 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;
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township; and
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

CARRIED

J. MAYOR AND COUNCIL REPORT

Councillor Baillie commented on the Coldest Night of the Year Walk and Toque Tuesday.

K. METRO VANCOUVER AND OTHER REGIONAL COMMITTEE REPRESENTATIVES REPORT

L. ITEMS BROUGHT FORWARD FOR PUBLIC INFORMATION FROM CLOSED MEETINGS

M. FOR INFORMATION

1. **Update on Draft Amenity Cost Charges (ACC) Bylaw**
   Memorandum – Community and Policy Planning Division
   File LRP00026

2. **Township of Langley and City of Langley**
   Joint RCMP De-Integration
   Memorandum – Municipal Administration Division
   File 7400-01

3. **Seniors Advisory Committee**
   Minutes – January 22, 2025
   File 0540-20

N. MOTIONS ARISING FROM INFORMATION

1. Update on Draft Amenity Cost Charges (ACC) Bylaw

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That expansions for Walnut Grove and Noel Booth Community Parks required due to growth be added, if applicable to include, as part of an Amenity Cost Charge program.

AMENDMENT
Moved by Councillor Pratt,
Seconded by Mayor Woodward,
That the Walnut Grove Skateboard Park cover be included, if applicable, as part of an Amenity Cost Charge program.
CARRIED

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

O. OTHER BUSINESS

1. Indemnification Bylaw Change

Councillor Richter withdrew the motion.

O. OTHER BUSINESS

2. Holiday Lights in Williams Park and the Aldergrove Food Bank

Moved by Councillor Baillie,
Seconded by Councillor vanPopta,
Be it resolved that the Aldergrove Food Bank be confirmed as the beneficiary of voluntary and verified donations from visitors to the annual Holiday Lights in Williams Park for the next 5 years, 2025 to 2029.

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

Be it resolved that Food Banks in the Township of Langley be confirmed as the beneficiary of voluntary and verified donations from visitors to the annual Holiday Lights in Williams Park for the next 5 years, 2025 to 2029, and that staff prepare a rotation of donations for Council's consideration.
DEFEATED

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

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

3. 200A Street from 80 Avenue to 82 Avenue

Moved by Mayor Woodward,
Seconded by Councillor Rindt,
That staff Report to Council regarding the possible completion of 200A Street from 80 to 82 Avenue along with the initiation of construction of Rezoning Application No 100296, with a review of the submission from Ziyi Xu and Alexander Seth, January 26, 2025.
CARRIED

P. MOTION TO RESOLVE INTO CLOSED MEETING

Moved by Councillor vanPopta,
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) (e) Property, (k) Negotiations
Item E.2 - Section 90(1) (k) Negotiations
Item F.1 - Section 90(1) (g) Legal
Item G.1 - Section 90(1) (j) Information

Item I.1 - Section 90(1) (e) Property, (k) Negotiations
Item I.2 - Section 90(1) (a) Personnel
Item I.3 - Section 90(1) (g) Legal
Item I.4 - Section 90(1) (g) Legal
Item I.5 - Section 90(1) (g) Legal
Item I.6 - Section 90(1) (a) Personnel, (g) Legal
Item I.7 - Section 90(2) (b) Intergovernmental
Item I.8 - Section 90(1) (a) Personnel, (g) Legal

CARRIED

Councillor Richter opposed

Q. TERMINATE

Moved by Councillor Rindt,
Seconded by Councillor Baillie,
That the meeting terminate at 3:34pm.
CARRIED

CERTIFIED CORRECT:

_____
Mayor

_____
Township Clerk

From: do_not_reply@notifications.tol.ca
To: legservicesinfo
Subject: Delegation Requests by Ji Woong Kim
Date: Wednesday, February 19, 2025 10:42:35 AM
Attachments: Dear Mayor Woodward and Council.docx

Please note the following response to Delegation Requests has been submitted at Wednesday February 19th 2025 10:39 AM.

- **I/we would like to appear as a delegation at the Council meeting on (at the 1:30pm Regular Meeting)**
  2/24/2025
- **Name of delegate or organization wishing to appear**
  Ji Woong Kim - Walnut Grove Food Market
- **Topic**
  Propose the division of the store into two separate businesses.
  One as a convenience store and the other as a vape store.
- **Purpose of presentation**
  Request letter of support
- **Desired resolution**
  Dividing the store into two separate businesses, so we can continue to sell vape products to remain open as a business.
- **Full name**
  Ji Woong Kim
- **Email address**
  walnutgrovefood@gmail.com
- **Address**
  FOIPPA s.22(1)
- **Primary Phone**
  FOIPPA s.22(1)
- **I would like to attach a presentation or additional information for Council**

Yes

- **File upload**
  1. Dear Mayor Woodward and Council.docx [16.0 KB]

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

Dear Mayor Woodward and Council,

We are a long-standing local business in the Walnut Grove neighborhood, proudly serving our community for the past 80 years. We are writing to bring to your attention the significant challenges we are currently facing due to recent bylaw violation letter we have received.

For many years, a substantial portion of our sales has come from cigarettes. However, as consumer preferences have evolved, many individuals seeking to quit smoking have transitioned from traditional cigarettes to e-cigarettes. In response, in 2020 our store adapted by shifting our focus from selling regular cigarettes to e-cigarettes.

Previously, general convenience stores were permitted to sell e-cigarettes. However, as of last year, provincial regulations have restricted e-cigarette sales to businesses that limit entry to individuals aged 19 and older. In light of this change, we inquired about obtaining a license to operate a dedicated vape shop in a separate space. At the time, no specific bylaw regulated vape shops, but the licensing office informed us that a bylaw was under discussion and, therefore, they could not issue a license.

Seeking clarity, we also inquired about any existing municipal bylaws regarding age-restricted businesses. The Township advised us that no such bylaw existed. Based on this information, we implemented a "19+ Only" policy and continued operations. Fraser Health confirmed that this approach was compliant, and many other businesses in similar situations followed the same practice. (Figure 1. Convenience store in Willoughby)

Recently, however, we were informed that our store's location, which falls within a C5-zoned area, prohibits the sale of e-cigarettes due to zoning bylaws. This restriction presents a significant challenge, as many small businesses, including ours, rely on e-cigarette sales to remain financially sustainable. Furthermore, with upcoming U.S. tariffs, small businesses like ours will face even greater difficulty competing.

To address these concerns, we propose dividing our store into two separate stores:

Store A: A dedicated space for e-cigarette sales, accessible only to customers aged 19 and older.

Store B: A family-friendly retail space focused on products for children and general consumers.

(Figure 2. Following the example of similar cities where one store operates as a gas station/convenience store and the other as a vape shop)

This solution would allow us to continue serving our community while complying with regulations. Additionally, it would enable us to create more jobs, contribute more in taxes, and support the Canadian economy.

If we are forced to discontinue e-cigarette sales, we fear that consumers will turn to illegal, smuggled nicotine products from the U.S., which could pose health risks and undermine local businesses. Furthermore, without this crucial revenue stream, our business may become unsustainable, ultimately leading to its closure.

We appreciate your time and consideration in reviewing our concerns. We would welcome the opportunity to discuss potential solutions further and look forward to your response.

Sincerely,

Ji Woong Kim Owner of Walnut Grove Food Market

19+ NO MINORS PERMITTED IN THE STORE
NOW OPEN
NOW OPEN
FTER 6PM
LEASE
USE
THER
OOR
19+
WARNING!
ADULTS
ONLY
ups
Figure 1

19
CAUTION
SLIPPERY WHEN WET
DURING WINTER WATCH OUT FOR ICE AND SNOW
NOTICE
THIS PREMISE IS ELECTRONICALLY MONITORED
HIGH VALUE ITEMS AND CASH ARE NOT KEPT ON SITE
PLEASE RING THE BELL FOR ASSISTANCE
RING THE BELL H

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-23
FROM:	PUBLIC WORKS DIVISION	**FILE:**	6130-01
SUBJECT:	CANADA DAY OPTIONS FOR 2025		

RECOMMENDATIONS:

That Council direct staff to proceed with Option 1: Fireworks Show for Canada Day 2025.

OR

That Council direct staff to proceed with Option 2: Drone Light Show for Canada Day 2025.

EXECUTIVE SUMMARY:

The 2025 budget process includes a proposal to allocate approximately $27,000 for either a fireworks show or a drone light show as part of the Canada Day 2025 celebrations. This initiative aims to enhance the event, ensuring it is both memorable and enjoyable for the community.

Staff are dedicated to planning and executing the 2025 events with a focus on maximizing the budget's impact. The proposed entertainment options—either a traditional fireworks display or an innovative drone light show—are designed to create a captivating experience for attendees.

The fireworks show, a time-honored favorite, offers a visually spectacular and immersive experience that resonates with many community members. However, it may lead to noise complaints and disturb local wildlife. Conversely, the drone light show provides a modern, environmentally friendly alternative that leverages cutting-edge technology to engage the audience.

PURPOSE:

The purpose of this report is to seek Council's direction on whether to include a fireworks show or a drone light show as part of the Canada Day 2025 celebrations.

BACKGROUND/HISTORY:

The Township's Canada Day 2024 celebrations were held at McLeod Athletic Park and Willoughby Community Park:

- McLeod Athletic Park held a family-oriented event that ran from 11:00 am to 5:00 pm and featured live entertainment, inflatable attractions, local vendors, and a variety of food trucks. The event drew approximately 18,000–20,000 attendees.

- Willoughby Community Park's evening event, which ran from 8:00 pm to 10:30 pm, included live entertainment, food trucks, and a Drone Light Show. It attracted approximately 10,000–12,000 attendees.

DISCUSSION/ANALYSIS:

The Canada Day 2025 celebrations are being planned for McLeod Athletic Park from 2:00 pm to 10:00 pm. Based on public feedback, staff recommend hosting the event at a single location. Additionally, staff are seeking approval to include either a fireworks show or a drone light show for the 2025 celebration.

The two primary options under consideration are:

Option 1: Fireworks Show
- Duration: 15 minutes
- Cost: $15,000–$20,000
- Features:
    - A traditional and widely popular element of celebrations
    - Provides a visually stunning and immersive experience
    - Well-known to the community
    - May result in noise complaints or disturb animals in the area

Option 2: Drone Light Show
- Duration: 18 minutes
- Cost: $30,000
- Features:
    - A unique and innovative form of entertainment
    - Environmentally friendly alternative to traditional fireworks
    - Uses cutting-edge technology to capture the audience's attention

FINANCIAL IMPLICATIONS:

Canada Day 2024's baseline budget was $63,000. There was a $27,000 increase in the 2025 Operating Budget. This increase would be allocated to either Fireworks or a Drone Light Show for Canada Day 2025, bringing the total to $90,000.

Respectfully submitted,

Kevin Muirhead
MANAGER, SPECIAL EVENTS
for
PUBLIC WORKS DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-19
FROM:	ENGINEERING DIVISION	**FILE:**	5460-05-002
SUBJECT:	72 AVENUE AND 248 STREET/TELEGRAPH TRAIL INTERSECTION REVIEW		

RECOMMENDATION:

That Council direct staff to continue operating and maintaining the intersection at 72 Avenue and 248 Street/Telegraph Trail in its current configuration as a two-way stop with overhead flashing beacons, share speed data collected with the Langley RCMP, and periodically monitor traffic volumes and collision trends.

EXECUTIVE SUMMARY:

Following a motion passed by Council on October 7, 2024, regarding potential intersection improvements at 72 Avenue and 248 Street/Telegraph Trail, staff undertook a comprehensive review to assess the intersection's operational and safety characteristics.

The review indicates that the intersection in its current configuration as a two-way stop operates at an acceptable Level of Service (LOS) with appropriate traffic control measures. No significant safety concerns were identified that would require immediate improvements to this intersection.

Regular inspections and vegetation pruning is undertaken at this, and all intersections, to ensure adequate sightlines are maintained for safety.

A fluctuation in traffic volume has been observed over the past few months, likely due to the diversion of traffic when there are collisions on Highway 1 and the Fraser Valley Highway 1 Corridor Improvement Program construction between 216 Street and 264 Street. As 72 Avenue is the only continuous east-west route north of Highway 1, some drivers may use it to bypass Highway 1 congestion. These traffic diversions are temporary and unpredictable but are expected to decrease once the Highway 1 improvement project is completed.

Based on the findings, no changes or modifications are recommended for the intersection at this time. Staff do recommend sharing the speed data with the Langley RCMP for their consideration in speed enforcement and continuing to monitor traffic volumes and collision trends periodically.

While not warranted, installing a traffic signal at this location with left-turn bays would cost approximately $2,000,000, subject to detailed design.

PURPOSE:

In response to Council’s direction to provide a report on potential improvements and signalization at the intersection of 72 Avenue and 248 Street/Telegraph Trail.

BACKGROUND/HISTORY:

At the October 7, 2024, Regular Meeting, Council passed the following resolution:

> *That staff report to Council on potential improvements and signalization for traffic volume and overall safety at the intersection of 72 Avenue and 248 Street.*

Staff conducted traffic counts and field observations in September 2024 and January 2025, followed by a comprehensive technical review to assess the intersection's operational and safety characteristics.

DISCUSSION/ANALYSIS:

The west leg of 72 Avenue and the south leg of 248 Street are classified as Major Arterial Roads with a posted speed limit of 60 km/h and are designated Truck Routes. The east leg of 72 Avenue is classified as a minor collector with a posted speed limit of 50 km/h. Telegraph Trail is classified as a Local Road and is a designated Heritage Country Road, with a posted speed limit of 50 km/h. The intersection is currently controlled by a two-way stop on 248 Street and Telegraph Trail, enhanced with overhead flashing beacons installed in 2022.

A comprehensive review of the intersection was conducted to evaluate operational performance and safety. Traffic counts were conducted in September 2024 and January 2025 to understand the traffic patterns and distributions. On-site reviews were carried out to assess the intersection sightlines, lighting, traffic signage and pavement markings, driver behavior, and available traffic gaps. The most recent ICBC collision data from 2018 to 2022 was reviewed and confirmed no significant safety concerns requiring immediate improvement.

Based on the data collected, and following the guidelines published by the Transportation Association of Canada, staff conducted a traffic signal warrant analysis. The evaluation takes into consideration many factors such as pedestrian and vehicular traffic volumes, adjacent land use, intersection geometry, vehicle-vehicle conflicts, vehicle-pedestrian conflicts, and vehicle delays for the main road and the side road. Also considered are collisions at the intersection, which may have been prevented with a traffic signal in place. The intersection achieved a warrant score of 39, which is well below the threshold of 100 points required to consider traffic signal installation. As noted in the guide for traffic signals published by the Transportation Association of Canada, traffic signals can also introduce safety problems at an intersection such as increasing the potential for rear-end and sideswipe collisions. As a result, a traffic signal is not recommended at this time.

A similar warrant-led assessment for an all-way stop indicated that the current traffic volumes, delays, and collision data do not meet the criteria for such traffic control measures.

Intersection performance was analyzed during morning and afternoon peak hours using traffic analysis software - Synchro/SimTraffic 12. Key performance metrics included LOS and average delays. LOS A indicates minimal delay, while LOS F represents significant congestion.

The intersection operates at LOS A with all movements achieving acceptable LOS during peak hours. The northbound approach experiences an average delay of 16.5 seconds during the morning peak and 23.7 seconds during the afternoon peak, which are typical for two-way stop-controlled intersections. These delays represent worst-case scenarios during the peak hours and do not reflect average delays over a day.

An afternoon peak-hour traffic gap study was conducted using video recordings from September 2024 to better understand traffic behavior and the availability of turning opportunities for vehicles from 248 Street/Telegraph Trail onto 72 Avenue. The study observed sufficient gaps in traffic to allow safe turning movements at the intersection.

Traffic volumes indicated that traffic levels on 72 Avenue east of 248 Street/Telegraph Trail are relatively stable with an Average Daily Traffic volume of approximately 2850 vehicles per day. However, a spike in westbound traffic was observed on one day in September 2024, likely due to congestion on Highway 1.

Temporary traffic diversions may occur during the Fraser Valley Highway 1 Corridor Improvement Program or collision events, affecting surrounding Township roads such as 56 Avenue and 72 Avenue. Drivers may choose 72 Avenue as an alternate route to reach their destinations or reconnect to Highway 1 via the 232 Street interchange. Upon completion of the Fraser Valley Highway 1 Corridor Improvement Program, increased highway capacity is expected to alleviate traffic pressure on the surrounding Township roads.

Based on the review, staff do not recommend any changes or modifications to the intersection at this time. However, they do recommend sharing speed data with the Langley RCMP to support enforcement in this area and continuing to monitor traffic volumes and collision trends periodically to evaluate the need for potential future upgrades.

As part of preventive maintenance staff ensure roadside vegetation is managed during the summer to maintain adequate sightlines.

If a traffic signal is desired at this location, based on costs from previous similar projects, the estimated cost of installing a traffic signal including left-turn bays would be approximately $2,000,000. This estimate would need to be refined as part of the detailed design process if intersection signalization is directed by Council.

Respectfully submitted,

James Sun
SENIOR TRANSPORTATION ENGINEER
for
ENGINEERING DIVISION

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-22
FROM:	ENGINEERING DIVISION	**FILE:**	5460-06-001
SUBJECT:	88 AVENUE AND 208 STREET INTERSECTION REVIEW AND PEDESTRIAN SAFETY IMPROVEMENT		

RECOMMENDATION:

That Council endorse Option 1, as presented in this report estimated at $250,000 and direct staff to include it as a 2026 capital project in the 2026–2030 financial plan for Council's consideration.

EXECUTIVE SUMMARY:

Following a motion passed by Council on September 9, 2024, to explore pedestrian-oriented design options for the intersection of 88 Avenue and 208 Street in Walnut Grove, staff conducted intersection turning movement and pedestrian counts, on-site observations, and a comprehensive technical review. The review assessed intersection geometry, traffic signal operations, and collision history.

Staff developed four (4) potential improvement options aimed at reducing right-turn speeds, increasing pedestrian/cyclist safety, and enhancing pedestrian refuge areas:

- **Option 1: Install mountable aprons on all approaches.**
- Option 2: Reconstruct all four right-turn islands to Smart Channels with a high-entry-angle design.
- Option 3: Reconstruct the northbound and eastbound right-turns islands to Smart Channels and convert the westbound and southbound right-turns to 90-degree configurations.
- Option 4: Convert the intersection to 90-degree right turns on all approaches.

Using a multi-criteria evaluation based on safety, traffic operations, pedestrian and cyclist accommodation, utility impact, property impact, and cost, Option 1 ranked the best among the four options. Option 1 involves installing mountable aprons on all approaches to tighten turning radii and reduce right-turn entry speeds. This design allows larger vehicles to encroach onto the aprons as needed while ensuring passenger vehicles navigate a tighter turning path. The benefits of Option 1 include cost-effectiveness, with an estimated cost of $250,000, minimal disruption as it requires no property acquisition or utility relocations, and safety improvements by reducing turning speeds, thereby enhancing pedestrian and cyclist safety without significantly affecting traffic flow. Additionally, it aligns with the Township's goals of enhancing pedestrian safety while maintaining efficient traffic operations.

PURPOSE:

The purpose of this report is to present the findings of the intersection review, recommend an option to improve pedestrian safety at the intersection, and seek Council's endorsement.

BACKGROUND/HISTORY:

At its Regular Meeting on September 9, 2024, Council passed the following resolution:

> *That staff to report to Council with potential option(s) for an updated, pedestrian-oriented design for the intersection of 88 Avenue and 208 Street in Walnut Grove that includes, but is not necessarily limited to, the removal of slip lanes for pedestrian safety, to potentially be completed concurrently with the 216 Street corridor upgrades, if so approved by Council to proceed.*

In response, staff conducted traffic counts and on-site observations in early 2025, followed by a comprehensive technical review to identify potential pedestrian and cyclist safety improvements.

DISCUSSION/ANALYSIS:

88 Avenue and 208 Street are both classified as Major Arterial Roads in the Township's 2009 Transportation Master Plan. Additionally, 88 Avenue is part of TransLink's Major Road Network and is designated as a Truck Route.

The signalized intersection features two through lanes, dedicated left-turn lanes, and channelized right-turn lanes in all directions with pedestrian crosswalks installed on all four legs. The current channelized right-turn lanes have larger radius curves that accommodate larger vehicles such as emergency vehicles and commercial trucks for deliveries in the area. While this configuration improves traffic flow and increases intersection capacity, it also results in higher turning speeds for the right turns and requires drivers to significantly change their point of view to perform shoulder checks safely. These features can present safety considerations for pedestrians and cyclists, especially for visually or mobility-challenged users as they have to cross an additional lane in an uncontrolled crosswalk.

The peak hour traffic counts indicated that both the northbound and eastbound directions experience high right-turn volumes, exceeding 400 vehicles per hour during the peak hours. Higher pedestrian volumes were observed at the north leg crosswalk, with 203 pedestrians counted during the 8-hour counting period.

On-site observations also noted the following:

- Motor vehicle drivers were generally compliant in yielding to pedestrians at the channelized right-turn lanes.
- Increased pedestrian activity was observed before the school bell time and after dismissal time.
- Conflicts between left-turn vehicles and pedestrians were minimal.
- Long queues were observed in the left-turn lanes, particularly on the westbound approach.

The most recent ICBC intersection collision data from 2018 to 2022 was reviewed. It was noted that no fatalities, pedestrian injuries, or cyclist injuries were reported during this period. It was also noted that 44% of the collisions were rear-end crashes that occurred at the right turn channels, which is typical for this type of intersection design.

Based on the findings from the intersection geometry review, site observations, and collision history analysis, staff explored several potential options aimed at reducing right-turn speeds, increasing pedestrian/cyclist safety, and enhancing pedestrian refuge areas.

According to the Township's Traffic Calming Policy, measures involving vertical deflection are not considered on arterial roads.

Raised crosswalks at the right turn channels were not considered due to their operational impact, increased maintenance requirements, and potential drainage issues at the intersection.

A Smart Channel is a right-turn design approach that reduces the turning radius by incorporating a more compact right-turn island. This design lowers right-turn speeds and improves sightlines for motorists, enhancing their ability to detect conflicting traffic and pedestrians. Compared to conventional designs, Smart Channels can promote safer turning maneuvers and better accommodate active transportation users. Attachment A illustrates the Smart Channel design compared to the conventional design.

The following four (4) potential improvement options were further reviewed:

- **Option 1:** Install mountable aprons on all approaches to tighten turning radii and reduce right turn entry speed while accommodating larger vehicles on the mountable aprons.

- **Option 2:** Reconstruct all four (4) right-turn islands to Smart Channels. Right-turn conflicts with pedestrians and cyclists will remain and property acquisition and third-party utility pole relocations are required.

- **Option 3:** Reconstruct the northbound and eastbound right-turn islands to Smart Channels and convert the westbound and southbound right-turns to 90-degree configurations. This option combines design elements of both Option 2 and Option 4. Property acquisition may be required to accommodate the new traffic islands, and the intersection is expected to experience additional delays. Additionally, this option requires the relocation of two (2) third-party utility poles, and right-turn conflicts with pedestrians and cyclists will persist.

- **Option 4:** Convert the intersection to a 90-degree right turn configuration on all approaches. Due to the existing high right-turning volumes, the intersection will experience operational failure (significant delays) without designated right-turn lanes. However, property constraints, elevation differences between the roadway and the adjacent property, and the cost of relocating BC Hydro poles may make adding dedicated right-turn lanes cost-prohibitive.

The table below indicates the results of the evaluation which considered safety, traffic operations, pedestrian and cyclist accommodation, utility impact, property impact, and order of magnitude cost estimates.

Criteria	Option 1	Option 2	Option 3	Option 4
Safety	- Moderately reduces turning speed - Slightly improves sightline for passenger cars	- Moderately reduces turning speed - Improves sightline for passenger cars and small trucks	- Combines the safety benefits of Options 2 and 4. - Maximizes safety improvements on the north side	- Provides the greatest safety improvement - Offers the best sightlines
Traffic Operations	- No impact	- Low traffic impact	- Moderate traffic impact	- Significant traffic impact

Criteria	Option 1	Option 2	Option 3	Option 4
Pedestrian & Cyclist Accommodation	- No change	- Maintains a similar size refuge island - Improves accessibility	- Expands pedestrian queuing spaces - Provides some landscaping improvements - Improves accessibility	- Provides the best pedestrian and cyclist accommodation - Enhances landscaping opportunities
Utility Impact	- No impact	- Affects 2 utility poles	- Affects 2 utility poles	- Affects 2 utility poles
Property Impact	- No impact	- Property impact	- Potential property impact	- No impact
Approximate Cost	- $250,000	- $465,000* (excluding the land cost)	- $645,000*	- $745,000*

* The cost estimate is based on $50,000 per pole relocation. However, due to the presence of three-phase BC Hydro wires on both 208 Street and 88 Avenue, undergrounding may be required, resulting in significantly higher costs.

The extent of utility impacts is yet to be determined; However, they could be significant if the new pole locations exceed the maximum allowable span, potentially requiring additional utility undergrounding. Due to operational impacts, high costs, and property/utility concerns associated with Options 2, 3, and 4, staff recommend Option 1 as shown in Attachment B.

Option 1 includes the installation of mountable truck aprons to reduce turning speeds. Passenger vehicles will navigate a tighter turning path, while larger trucks can encroach onto the apron as needed. This cost-effective measure improves pedestrian safety with minimal disruption to signal operations and without impacting adjacent properties or utilities. It aligns with the Township's goals of enhancing pedestrian safety while maintaining efficient traffic flow.

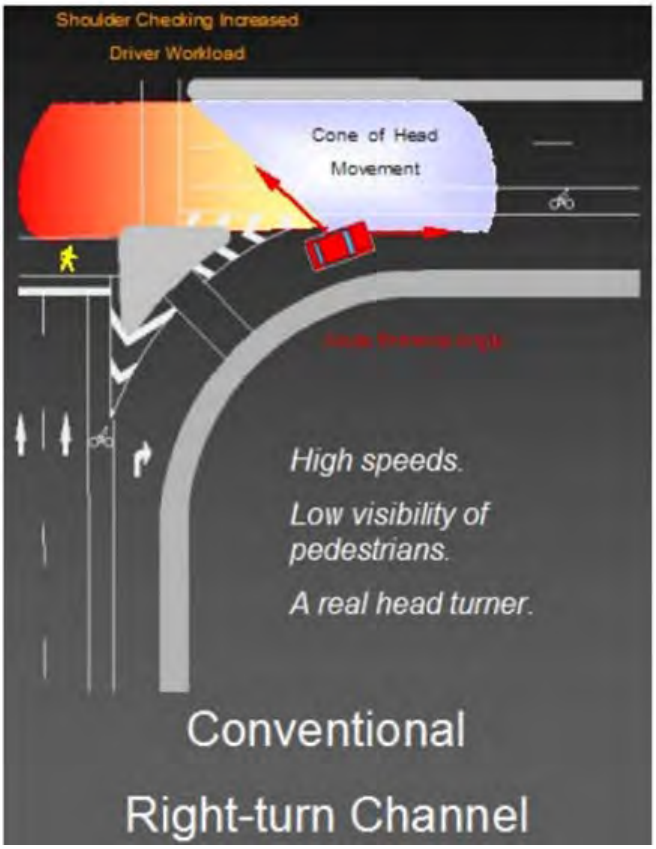
Additionally, the Transportation and Mobility Strategy (TMS) will evaluate the broader transportation network, potentially informing future improvements at this intersection. Major geometric changes should be considered after the TMS completion.

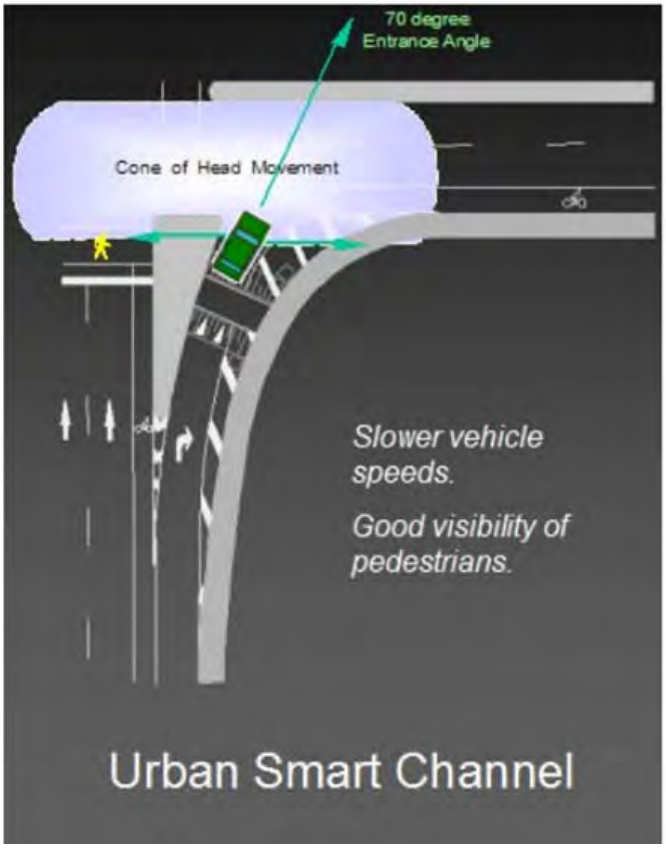
Respectfully submitted,

James Sun
SENIOR TRANSPORTATION ENGINEER
for
ENGINEERING DIVISION

ATTACHMENT A Smart Channel Illustration

ATTACHMENT B 88 Avenue and 208 Street Pedestrian Safety Improvement – Option 1





Source: City of Ottawa

FOR ILLUSTRATION PURPOSES
208 ST
88 AVE
PROPOSED ROLLOVER CURB AND NEW LETDOWN
EXISTING ISLANDS AND CROSSWALKS
The Corporation of the Township of Langley
Township of Langley
INTERSECTION IMPROVEMENTS – 208 ST AND 88 AVE
OPTION 1
FILE No
PLAN No
AS BUILT No.
SHEET NO. SHEET 1 OF 1
REV.
DESIGN BY: TRN
DRAWN BY: TRN
APPROVED BY: TRN
DATE: FEB. 05, 2025
SCALE: NTS

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-20
FROM:	ENGINEERING DIVISION	**FILE:**	1855-35
SUBJECT:	2025 PUBLIC NOTIFICATION AND EVACUATION ROUTE PLANNING GRANT		

RECOMMENDATION:

That Council authorize an application to the 2025 Union of British Columbia Municipalities Public Notification and Evacuation Route Planning Grant for $40,000 of funding.

ANALYSIS:

The Union of British Columbia Municipalities (UBCM), through the Community Emergency Preparedness Fund, offers funding for Public Notification and Evacuation Route Planning. This funding is intended to support communities in developing public notification plans and evacuation plans to assist the community during an emergency.

This stream of funding allows for one application and covers 100% of eligible costs up to a maximum of $40,000. Grant submissions for the Public Notification and Evacuation Route Planning stream are due by April 25, 2025.

Staff are proposing a project to review the Township's current evacuation routes and alerting practices, incorporate new technology, and implement systems and strategies to ensure the public is well informed during an emergency. The total cost is anticipated to be $40,000 and will be fully covered by the grant if successful.

Financial Implications:

Should the Township be successful with the application, the Township will receive a total of $40,000 in funding, covering 100% of the works.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-26
FROM:	ENGINEERING DIVISION	**FILE:**	1855-60
SUBJECT:	2025 TRANSIT RELATED ROAD INFRASTRUCTURE PROGRAM GRANT APPLICATION		

RECOMMENDATIONS:

That Council approve a grant application to Coast Mountain Bus Company for $125,000 toward completing the 2025 Transit Improvements Program and Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue.

That Council approve the Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue funded from $128,452 of Road Development Cost Charges, $85,250 from Coast Mountain Bus Company and $1,298 from RDS1127: Transit Improvements – Various locations.

ANALYSIS:

Annually, TransLink through Coast Mountain Bus Company (CMBC), offers the Transit Related Road Infrastructure Program (TRRIP) to Metro Vancouver municipalities. This program provides cost-sharing of 50% to assist in increasing the accessibility of the transit system with applications to the program due by March 1, 2025. The Township also receives a portion of advertising revenue from bus shelters and, consistent with past years, staff propose this funding be reinvested into transit improvements.

2025 Transit Improvement Program

A primary focus of TRRIP is improving wheelchair accessibility of transit stops, with a goal of making 100% of bus stops wheelchair accessible. Throughout the region, approximately 86% of bus stops are wheelchair accessible, with 93% of Township bus stops being wheelchair accessible.

Staff have been working with CMBC to identify remaining non-accessible bus stops as potential locations for 2025. The following locations were identified, and the costs were estimated at a high level, requiring a more detailed review and design. Should it be determined that there are constraints, such as physical obstructions or lack of Township right-of-way, locations may be deferred to later years.

Proposed Transit Stop Locations:	Scope of Work:
Northbound Glover Road far-side 88 Avenue	Concrete infill for wheelchair accessibility
Westbound 88 Avenue far-side 222A Street	Asphalt extension for wheelchair accessibility
Southbound 210 Street far-side 93A Avenue	Concrete infill for wheelchair accessibility
Eastbound 88 Avenue far-side 212 Street	Concrete infill for wheelchair accessibility
Eastbound 88 Avenue far-side 214B Street	Concrete infill for wheelchair accessibility
Eastbound 88 Avenue near-side 222A Street	Asphalt extension for wheelchair accessibility
Northbound 212 Street far-side 92 Avenue	Concrete infill for wheelchair accessibility
Northbound 200 Street far-side 38A Avenue	Concrete infill for wheelchair accessibility
Eastbound 88 Avenue far-side 204 Street	Concrete infill for wheelchair accessibility

This work is estimated to cost $79,500 with funding of $39,750 provided through TRRIP's 50% cost share, if the grant is successful, and $39,750 being funded from funding approved within the 2025 Capital Budget.

Sidewalk: 216 Street 47A Avenue to 48 Avenue

Currently, the west side of 216 Street between 47A Avenue and 48 Avenue features a concrete sidewalk approximately 50 metres in length from 48 Avenue and a bus stop on an asphalt pad, which is connected to the existing sidewalk via a paved shoulder. The east side of 216 Street was fully constructed to include a concrete sidewalk, bus pad, curb, and drainage in 2022 as part of Phase 1. Staff propose Phase 2, which includes construction on the west side, similar to Phase 1, to improve the safety of active transportation users.

The estimated cost for completing 60 metres of sidewalk and curb on the west side is $215,000. As this work also increases overall accessibility to the transit system, staff propose that a portion of this work be funded through TRRIP, and the Township's cost share portion be funded through a combination of Road Development Cost Charges (DCC) and anticipated 2025 Bus Shelter Revenue.

Financial Implications:

The 2025 Transit Improvement program will be completed within the scope of the existing approved Capital Budget. In the case of the Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue, the project of $215,000 is proposed to be funded from $128,452 of Road Development Cost Charges, $85,250 from Coast Mountain Bus Company and $1,298 via a transfer from the existing capital budget in RDS1127 – Transit Improvements: Various locations.

Should the Township be successful in receiving the TRRIP Grant a total of $125,000 would be received towards completing the 2025 Transit Improvements Program and Sidewalk Construction: 216 Street 47A Avenue to 48 Avenue.

Township of Langley Capital Project Description						
Project Title:	Sidewalk: 216 Street 47A Avenue to 48 Avenue					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$215,000				
Budget Remaining						
Total Projected Cost		$215,000				

Project Description *(Phased Project)	Construction of a sidewalk on the west side of 216 Street from 47A Avenue and 48 Avenue, which ties into the existing sidewalk on both sides of the accessible bus stop.
Project Justification and Consequences of Not Proceeding *(Phased Project)	The construction of the sidewalk facilitates pedestrian and transit user safety along a major arterial road to encourage all forms of active transportation, which is consistent with the Township's sustainability goals.

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

Length of Project (years):	1	Initial Year of Approval:	2025

Project Title: Sidewalk: 216 Street 47A Avenue to 48 Avenue						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Transportation Development Cost Charges		$128,452				
Reserve Funding						
Debt						
TransLink		$85,250				
ICBC						
Other: Bus Shelter Revenue (transfer from RDS1127)		$1,298				
Total Currently Funded		**$215,000**				

Total Currently Unfunded						

Respectfully submitted,

Ryan Chapman
MANAGER, ADMINISTRATION AND BUSINESS SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-21
FROM:	ENGINEERING DIVISION	**FILE:**	1855-40
SUBJECT:	2025 ACTIVE TRANSPORTATION FUND GRANT APPLICATION		

RECOMMENDATION:

That Council authorize a grant application to Housing, Infrastructure, and Communities Canada – Active Transportation Fund for $1,000,000 of cost sharing towards Pedestrian and Cycling Infrastructure: 88 Avenue from Wright Street to Glover Road.

ANALYSIS:

The Government of Canada, through Housing, Infrastructure, and Communities Canada (HICC), is offering the Active Transportation Fund (ATF) grant, which provides funding for active transportation projects. The objectives of this fund are to increase the use of active transportation relative to car travel, increase affordability by providing cheaper travel options, support climate change mitigation efforts, and improve active transportation options for all. The ATF provides cost sharing of 60% of eligible costs per application with a submission deadline of February 26, 2025. Under this program, eligible costs only begin once a grant agreement has been signed.

Staff are proposing the Pedestrian and Cycling Infrastructure: 88 Avenue from Wright Street to Glover Road project for submission. This project involves the installation of multi-use pathways, sidewalks, bus stop improvements, and streetlighting on the north and south sides of 88 Avenue between Wright Street and Glover Road.

Financial Implications:

Should the Township be successful with the application, the Township will receive $1,000,000 of funding covering 60% of the eligible costs. These funds would reduce the Township's portion of approved expenditures on this project, subject to final tender pricing.

Respectfully submitted,

Karl Neufeld-Peters
MANAGER, ADMINISTRATIVE SERVICES
for
ENGINEERING DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-24
FROM:	ENGINEERING DIVISION	**FILE:**	5460-04
SUBJECT:	GLOUCESTER INDUSTRIAL ESTATES TRAFFIC CALMING		

RECOMMENDATION:

That Council direct staff to initiate the consultation and ballot process outlined in the Neighbourhood Traffic Calming Policy proposing the installation of raised transverse rumble strips along Gloucester Way, 272 Street and 275 Street and to report back to Council with the results.

OR

That Council direct staff to install raised transverse rumble strips at 30 locations along Gloucester Way, 272 Street, and 275 Street utilizing existing funding from the 2025 Traffic Calming (TRN1001-01) Capital Project, foregoing the consultation and ballot process outlined in the Neighbourhood Traffic Calming Policy.

EXECUTIVE SUMMARY:

Street racing in the Gloucester Industrial Area is a growing concern for both the Township of Langley and the Langley RCMP. Illegal racing endangers truckers and overnight workers and poses enforcement challenges due to the large number of participants.

Following a motion passed by Council at the September 23, 2024, Regular Meeting regarding potential options for traffic calming installation to deter street racing in the Gloucester Industrial Area, staff have reviewed industry best practices and experiences from other jurisdictions. Based on this review, staff recommend installing raised transverse rumble strips at 30 locations along Gloucester Way, 272 Street, and 275 Street at a cost of approximately $30,000.

Each set of raised transverse rumble strips will consist of three individual strips, 100–300mm wide, spaced approximately 500mm apart. These strips will be made of thermoplastic or methyl methacrylate (MMA), both highly visible and durable materials designed to withstand heavy vehicle traffic. The rumble strips will be strategically placed, as presented in Attachment A.

While the Township's Neighbourhood Traffic Calming Policy includes a community ballot and public consultation process for projects not fronting schools or playgrounds, Council retains the authority to direct the installation of traffic calming measures at its discretion.

PURPOSE:

In response to Council's direction to provide a report on options for the installation of physical infrastructure to deter street racing in the Gloucester Industrial Area and to seek Council direction.

ANALYSIS:

Street racing in the Gloucester Industrial Area has become a significant concern for the Township of Langley and Langley RCMP. Illegal street racing does not only endanger truckers and overnight workers in this area, but also poses a serious safety risk for law enforcement. These events can attract hundreds of participants, stretching police resources and making enforcement challenging. Recently, a high-profile confrontation with the Langley RCMP led to the arrest of a participant at one (1) of these illegal street racing events.

At the September 23, 2024, Regular Meeting, Council passed the following resolution:

> *Be it resolved that Council directs staff to report to Council with potential options for its consideration to install traffic calming and/or other anti-racing measures within Gloucester Industrial Estates with minimal disruption to larger trucks, focused on, but not necessarily limited to, 272 Street, 275 Street and Gloucester Way.*

Gloucester Way, 272 Street, and 275 Street are classified as Major Collector Roads in the Township of Langley Transportation Master Plan. Each has a 12.2m wide pavement width with on-street parking permitted on both sides. The posted speed limit is 50 km/h for these streets.

Site observations indicated that passenger vehicles and medium to large-sized trucks utilize the available on-street parking during the daytime. As per the Township's Highway and Traffic Bylaw No. 4758, commercial vehicle parking is not permitted between the hours of 9:00 pm and 6:00 am.

Industrial areas can be subject to illegal street racing due to their wide, straight roads, low night-time traffic, and limited residential presence. The Township and Langley RCMP have received concerns about street racing and driving from the public and businesses in the Gloucester Industrial Area.

The Institute of Transportation Engineers (ITE) provides information on key urban road design strategies that could potentially be used to deter street racing including:

- Road Dieting
- Traffic Calming Devices: transverse rumble strips, speed cushions, and chicanes

Road Dieting is described as the reduction of travel lane widths, such as incorporating on-street parking to force drivers to slow down and make it harder to accelerate quickly.

On December 16, 2024, Council approved Phase 1 of the one-year pilot program to permit truck parking for up to 72 hours on selected roads in the Gloucester Industrial Area which includes Gloucester Way, 272 Street, and 275 Street. This introduction of on-street truck parking is expected to not only support the needs of commercial vehicle operators but also reduce opportunities for street racing through the effects of road dieting.

Speed Cushions are two or more raised areas placed laterally across a roadway with gaps between the raised areas, which allow emergency vehicles and large trucks, with their wider axles, to pass through at normal speeds. Repeatedly driving over speed cushions can be uncomfortable, especially for regular commuters. While designed to allow larger vehicles to straddle the gaps, speed cushions can still disrupt heavy truck movements, causing cargo shifts if not manoeuvred properly. Speed cushions can be expensive to install and may also collect debris requiring more frequent street cleaning.

Chicanes are a series of curb extensions on alternating sides of a roadway that force a motorist to steer back and forth instead of travelling a straight path. The purpose of this measure is to reduce overall speeds and eliminate long, uninterrupted straight roads. Chicanes are expensive to build and are not suitable for every road. Installing chicanes could result in a loss of on-street parking. Applications in industrial areas should be carefully considered as they can create maneuverability challenges for large vehicles forcing them to make wider turns or slow down significantly. In addition, chicanes can complicate snow plowing operations.

Transverse Rumble Strips are raised buttons, bars or grooves closely spaced together at regular intervals on the roadway that create both noise and vibration in a moving vehicle.

Studies from Minnesota and cities in California, Ohio, and Missouri demonstrate that rumble strips make roads less suitable for high-speed driving with a decrease or elimination of racing on those streets. Rumble strips disrupt smooth driving at high speeds, increase awareness and safety, provide passive speed control, are quick to install, and are a cost-effective solution. However, rumble strips generate noticeable noise when vehicles pass over them, which can be disruptive to nearby businesses. In addition, heavy trucks can cause rumble strips to wear down over time, reducing effectiveness and requiring reapplication.

Based on extensive research of other jurisdictions' experiences, industry best practices, and on-site assessments, staff do not recommend installing chicanes or road dieting measures at this location due to the significant presence of large vehicles and the resulting restrictions on turning movements and maneuverability.

Speed cushions are expected to be effective for speed control on these roadways; however, they would also have a significant impact on traffic in the area, particularly for commercial vehicles. As such, staff recommend installing raised transverse angled rumble strips in the Gloucester Industrial Area to deter street racing. Staff note that a similar approach was used in 2001 on Allard Crescent.

Should the rumble strips prove insufficient to fully deter street racing, a more intrusive measure, such as speed cushions, could be considered subsequently.

The proposed plan for rumble strips in Gloucester has been developed based on established industry standards and research, considering factors such as desired speed reduction, road type, and traffic conditions to determine the appropriate dimensions and spacing. Efforts were made to minimize disruptions to large trucks and reduce noise impacts on nearby businesses by increasing the spacing between rumble strips.

The proposed plan includes installing 30 sets of raised transverse rumble strips along Gloucester Way, 272 Street, and 275 Street, as indicated in Attachment A. Each set will consist of three individual strips, 100–300mm wide, spaced approximately 50cm apart. These transverse rumble strips will be made of thermoplastic or methyl methacrylate (MMA), both highly visible and durable materials designed to withstand heavy vehicle traffic.

The approximate lengths of straight sections on Gloucester Way, 272 Street, and 275 Street, are 1600m, 950m and 980m respectively. While typical drag races are around 400m, some can be as short as 200m. Based on information from the Langley RCMP identifying common street racing hotspots, rumble strips will be strategically placed to deter racing in these areas.

The cost for the installation at each location is estimated at approximately $1,000, with a total cost of $30,000 for the project.

The following table presents the number of raised rumble strips along with cost estimates, also illustrated in Attachment A:

Street Name	Description	Estimated Cost
Gloucester Way	12 locations	$12,000
272 Street	9 locations	$9,000
275 Street	9 locations	$9,000
Total Cost:		**$30,000**

Staff will collect feedback from road users, emergency services, and businesses to evaluate the effectiveness of the rumble strips in deterring street racing while minimizing disruptions to regular operations. Based on this review, additional measures such as speed cushions, may be proposed for Council's consideration in the future.

The Township's Neighbourhood Traffic Calming Policy includes a community ballot and public consultation process for traffic calming projects not fronting schools or playgrounds. Within the policy, Council retains the authority to direct the installation of traffic calming measures at its discretion. Given the limited residential presence and the nature of traffic patterns in Gloucester Industrial Area, the public consultation and ballot process may be foregone if directed by Council, to improve road safety in a timely manner and expedite the installation of traffic calming measures for this location.

Financial Implications:

In the 2025 Capital budget, Council approved $250,000 in funding for Traffic Calming (TRN1001-01) and staff are proposing to use approximately $30,000 of that funding for installation of the rumble strips in Gloucester based on the estimates noted above.

Respectfully submitted,

James Sun
SENIOR TRANSPORTATION ENGINEER
for
ENGINEERING DIVISION

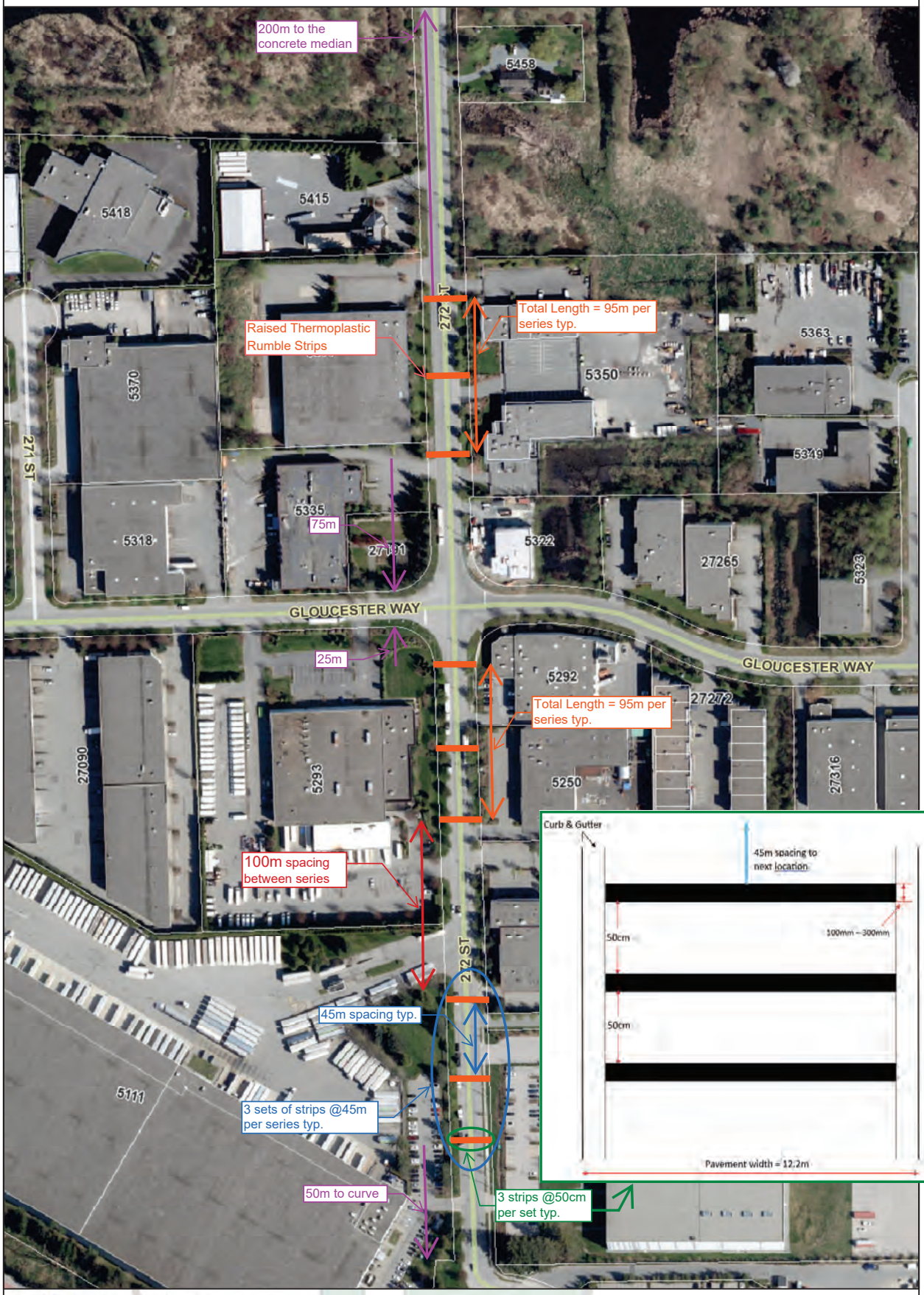
This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	**Name**
RCMP	H. DOSANGE

ATTACHMENT A Map of Gloucester Industrial Area Traffic Calming

272 Street

Preliminary drawing, final design subject to change



Township of Langley BC
Est. 1873

0 50 100 200 Meters
1:2,100

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, February 7, 2025

Township of Langley

275 Street

Preliminary drawing, final design subject to change

Township of Langley BC

Est. 1873

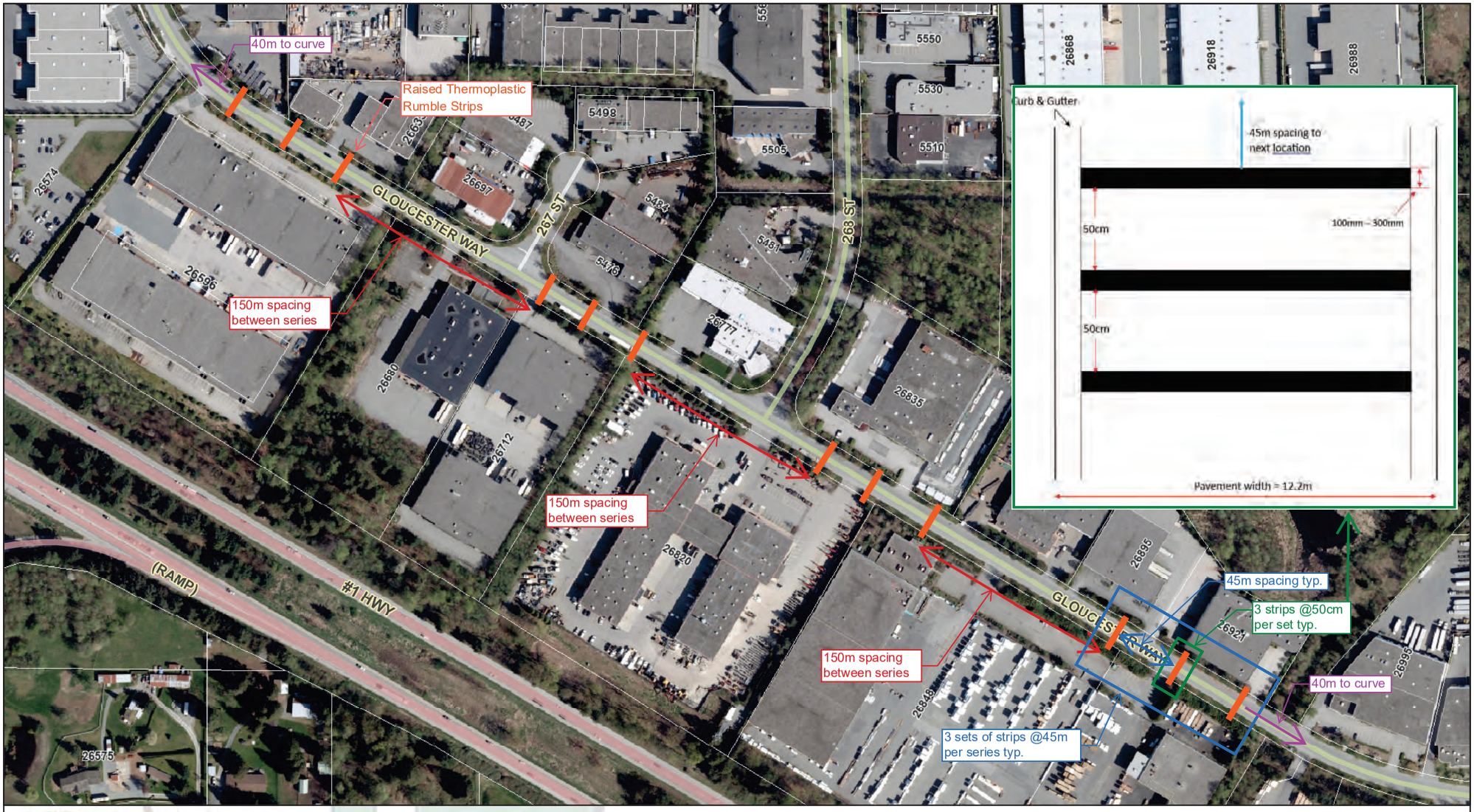
0 55 110 220 Meters

1:2,200

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, February 7, 2025

Township of Langley



Township of Langley BC
Est. 1873

Preliminary drawing, final design subject to change

Gloucester Way

Map printed on: Friday, February 7, 2025

Township of Langley

0 62.5 125 250 Meters

1:2,500

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
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-17
FROM:	PUBLIC WORKS DIVISION	**FILE:**	1280-07
SUBJECT:	CAPITAL REQUEST – STOLEN EQUIPMENT REPLACEMENTS		

RECOMMENDATION:

That Council authorize the use of up to $90,000 from the Public Works Equipment Reserve to replace one utility tractor and one trailer.

ANALYSIS:

In 2024, unit 1399, a 2016 John Deere tractor, and unit 1637, a 2018 flatdeck trailer were both stolen from the Langley Lawn Cemetery. ICBC has provided settlement funds, in the amount of $32,280, which will be deposited into the Public Works Equipment Reserve.

Community Implications:

These units are required to perform maintenance duties at the three cemeteries in the Township, without these units, service delays may be experienced.

Alternatives:

Similar replacement units could be rented. However, rental rates over a vehicle's life cycle are less cost-effective than ownership.

Financial Implications:

ICBC has provided funds for the replacement units, which will be deposited in the Public Works Equipment Reserve and will offset the cost of purchasing and outfitting new units, which is currently estimated at $90,000. Further details of the replacements are presented in the following capital summary tables.

Township of Langley Capital Project Description						
Project Title:	Utility Tractor Replacement: 1399-E022					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$72,000				
Budget Remaining						
Total Projected Cost		$72,000				

Project Description *(Phased Project)	Replacement of a utility tractor that was stolen from Langley Lawn Cemetery.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Without this unit, service delays may be experienced.

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

Length of Project (years):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title: Utility Tractor Replacement: 1399-E022						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Public Works Equipment Reserve		$72,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$72,000**				

Total Currently Unfunded						

Township of Langley Capital Project Description						
Project Title:	Flatdeck Trailer Replacement: 1637-V071					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$18,000				
Budget Remaining						
Total Projected Cost		$18,000				

Project Description *(Phased Project)	Replacement of a flatdeck trailer that was stolen from Langley Lawn Cemetery.
Project Justification and Consequences of Not Proceeding *(Phased Project)	Without this unit, service delays may be experienced.

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

Length of Project (years):	1	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title: Flatdeck Trailer Replacement: 1637-V071						
Proposed Funding Sources						
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Operating Revenue						
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Development Cost Charges						
Reserve: Public Works Equipment Reserve		$18,000				
Debt						
TransLink						
ICBC						
Other:_____						
Total Currently Funded		**$18,000**				
Total Currently Unfunded						

Respectfully submitted,

Jeremy Scott
MANAGER, EQUIPMENT AND FLEET
for
PUBLIC WORKS DIVISION

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

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

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2024 - REGULAR MEETING	**REPORT:**	25-18
FROM:	ENGINEERING DIVISION	**FILE:**	5330-23-172
SUBJECT:	CAPITAL REQUEST - MCLEOD ATHLETIC PARK PARKING EXPANSION AND OVERHEAD UNDERGROUNDING		

RECOMMENDATION:

That Council authorize the use of $590,000 for engineering design required to advance the on-street parking expansion, streetlighting and undergrounding of existing overhead utilities near the McLeod Athletic Park, funded by $345,609 from Road Development Cost Charges and $244,391 from the Facilities Renewal Reserve.

ANALYSIS:

The existing roadways surrounding McLeod Athletic Park (MAP) currently feature a rural cross section with leased street lighting on BC Hydro poles and limited on-shoulder parking. To increase parking capacity for the park, roadway widening and drainage modifications are proposed for 58 Avenue, 57 Avenue, and 214A Street. The project will result in a net increase to on-street parking capacity by approximately 63 spaces. In addition to the parking expansion, the project will remove existing BC Hydro poles with leased streetlights and install Township-owned streetlights.

Staff were recently informed by BC Hydro of plans to install a new duct bank and upgrade the existing overhead conductor along 58 Avenue, 214A Street, 57 Avenue, and 213A Street by 2027. Throughout the design process, staff will collaborate with BC Hydro to explore potential cost-saving measures while undergrounding the existing overhead utilities in this area.

Additional engineering design work and coordination with third-party utility companies are required to complete the detailed design for the on-street parking expansion, street lighting and undergrounding of third-party overhead utilities on 58 Avenue, 214A Street, 57 Avenue, and 213A Street. The project location and scope of work are shown in Attachment A.

Financial Implications:

Staff are requesting $590,000 for the engineering design of MAP parking expansion, street lighting installation and undergrounding of existing overhead utilities, funded by $345,609 from Roads Development Cost Charges and $244,391 from the Facilities Renewal Reserve.

Staff will be submitting a separate Capital Request for construction once the detailed design and estimate have been completed. Further details are presented in the tables below for Council's consideration.

Township of Langley Capital Project Description						
Project Title:	McLeod Athletic Park Parking Expansion and Overhead Undergrounding					
	CFWD 2024	2025	2026	2027	2028	2029
Requested Amount		$590,000				
Budget Remaining						
Total Projected Cost		$590,000				

Project Description	The project involves roadway widening and drainage modifications on 58 Avenue, 213A Street, and 57 Avenue to increase parking capacity at the park. It will also include the undergrounding of existing third-party overhead utilities and the installation of new street lighting.
Project Justification and Consequences of Not Proceeding	The parking expansion aims to increase parking capacity. Project costs could increase if it is completed before or in conjunction with BC Hydro's planned capital works in the area.

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

Length of Project (years):	2	Initial Year of Approval:	2025

Township of Langley Capital Project Description						
Project Title:	McLeod Athletic Park Parking Expansion and Overhead Undergrounding					
Proposed Funding Sources	CFWD 2024	2025	2026	2027	2028	2029
Reserve Future Capital Expenditure						
Road Development Cost Charges		$345,609				
Facilities Renewal Reserve		$244,391				
Prior Year's Surplus						
Federal / Provincial / Other Grants						
Parks Development Cost Charges						
Debt						
Other:_____						
Total Currently Funded		**$590,000**				

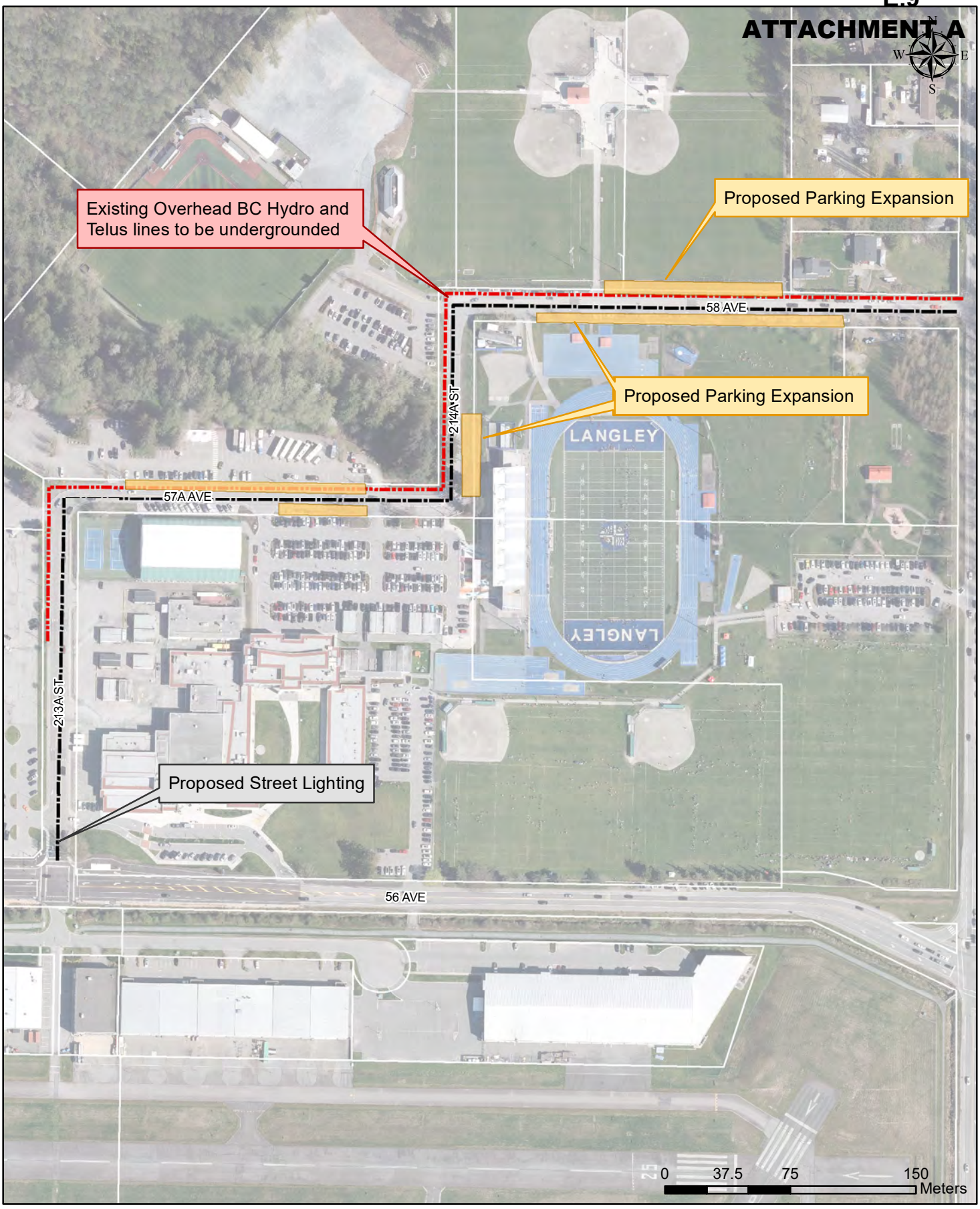
Respectfully submitted,

Daniel Suh
PROJECT ENGINEER
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 Map of Proposed McLeod Athletic Park Parking Expansion



Township of Langley BC
Est. 1873

McLeod Athletic Park Parking Expansion

Proposed Parking Expansion
Proposed Undergrounding of Third Party Utility
Proposed Street Lighting

Township of Langley
Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-27
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-27-0066
SUBJECT:	DEVELOPMENT COST CHARGES FRONTENDING AGREEMENT (NORTH ARC PROPERTIES 200TH STREET INC.)		

RECOMMENDATION:

That Council authorize staff to execute the Drainage Development Cost Charges Frontending Agreement with North Arc Properties 200th Street Inc. presented as Attachment A for the provision of off-site drainage infrastructure for the northwest quadrant of the Latimer Neighbourhood Plan in the Willoughby Community Plan.

EXECUTIVE SUMMARY:

A rezoning application from North Arc Properties 200th Street Inc. (the “Developer”) received third reading on November 6, 2023 to rezone 1.94 ha (4.81 ac) of land located in the Carvolth Neighbourhood Plan area to Comprehensive Development Zone CD-197 to facilitate development of 195 apartments and 74 townhouses located at 8393 – 200 Street.

North Arc Properties 200th Street Inc. has satisfied the requirements to support rezoning, which is the execution of a Servicing Agreement to secure the works and services for a community storm water detention facility, necessary to support the proposed development, at no cost to the Township.

The proposed Drainage Development Cost Charges (DCC) Frontending Agreement provides the Developer with a cost recovery mechanism to offset some of the upfront costs associated with the construction of a community storm water detention facility.

Staff support the Developer’s proposal and recommend Council authorize execution of the subject DCC Frontending Agreement, prepared pursuant to provisions of provincial legislation.

PURPOSE:

The purpose of this report is to obtain Council’s approval to execute a Drainage DCC Frontending Agreement with North Arc Properties 200th Street Inc.

BACKGROUND/HISTORY:

On March 21, 2019, the Township received a rezoning application from North Arc Properties 200th Street Inc. to rezone approximately 1.94 ha (4.81 ac) of land in the Carvolth Neighbourhood Plan area to facilitate the development of 74 townhouses and 195 apartment units.

At the October 23, 2023 Regular Meeting, Council gave first and second reading to Rezoning Bylaw No. 5947 for the proposed development. A Public Hearing was subsequently held on November 6, 2023 and third reading was granted by Council.

One of the development prerequisites set by Council prior to consideration of final reading of Rezoning Bylaw No. 5947 is the execution of a Servicing Agreement to secure the works and services, including a community stormwater detention facility necessary to support the proposed development, at no cost to the Township.

The Township supports the Developer's proposal to apply for a DCC Frontending Agreement. The attached Drainage DCC Frontending Agreement provides the Developer a cost recovery mechanism to compensate them for the upfront costs associated with the construction of the community stormwater detention facility, required to facilitate the development in the northwest quadrant of the Latimer Neighbourhood Plan of the Willoughby Community Plan.

DISCUSSION/ANALYSIS:

The DCC Frontending Agreement (the "Agreement") proposed by the Developer is a cost recovery mechanism, similar in concept to a Development Works Agreement (DWA) in that the cost of the proposed infrastructure is to be allocated to new growth within a specified benefiting area with no cost to the Township. Where the proposed Agreement differs from a DWA is in the following areas:

- the recovery of the costs is limited to DCCs that will be collected from development within the benefiting area over the term of the Agreement and does not include an additional charge
- there is no requirement for a bylaw approval process
- the petition process, which is a mandatory requirement for a DWA, is not required subject to provisions outlined in the Community Charter

The proposed DCC Frontending Agreement is for drainage works only. These drainage works are identified in the current 2020 DCC program and scheduled for construction within the next 25 years. The works have been estimated to have a total design and construction cost of approximately $2,764,758. The Agreement is intended to have a term of 15 years, over which DCCs collected from the specified benefiting area shall be forwarded to the Developer, up to a maximum cost as prescribed in the DCC Bylaw.

Applicable Policies:

Other existing Township bylaws and policies relevant to the attached DCC Frontending Agreement are Subdivision and Development Servicing Bylaw 2019 No. 5382, as amended; Latecomer Policy No. 07-353; and Neighbourhood Plan Policy No. 07-220.

Financial Implications:

There are not expected to be any financial implications to the Township as the works are financed by the Developer. The municipal processing and administration costs are borne by the developer, at a rate of $7,500.

Respectfully submitted,

Dave Anderson
MANAGER, DEVELOPMENT ENGINEERING
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A DCC Frontending Agreement

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGES (DCC) FRONTENDING AGREEMENT

Project No. 08-27-0066 (Drainage)

THIS AGREEMENT dated for reference the _____ day of _____, 2025

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

NORTH ARC PROPERTIES 200th STREET INC a body corporate, duly incorporated under the laws of the Province of British Columbia, having its place of business at 205 – 2626 Croydon Drive, Surrey, BC V3Z 0S8

(the "Developer")

OF THE SECOND PART

a) WHEREAS real property within the specified benefiting area is identified in the column entitled “Legal Description” in Schedule "A", attached hereto.

b) AND WHEREAS the real property within the Benefiting Area is illustrated in Schedule “B”, attached hereto.

c) AND WHEREAS a community stormwater management detention facility as described in Schedule “C” are required to be constructed.

d) AND WHEREAS the Developer has undertaken the performance of its obligations required to be made pursuant to this Agreement.

e) AND WHEREAS the Works are not currently scheduled for construction by the Township, but are contained within the Township’s Engineering Servicing Plan

f) AND WHEREAS the Developer has requested that the Township advance the construction of the Drainage Works and has agreed to facilitate such construction for the development of the Benefiting Area.

g) AND WHEREAS Council has entered into a separate Development Works Agreement with the Developer for the provision of the Works in accordance with Section 570 of *the Local Government Act*, RSBC 2015, c. 1 and amendments thereto (the *"Act"*).

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of TEN ($10) DOLLARS of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the *Local Government Act*, RSBC 2015, c. 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property shown in Schedule "B" of the Agreement;

"**Benefitting Parcel**" means the real property within the Benefiting Area as described in Schedule "A" of the Agreement;

"Capital Cost" means actual costs incurred by the Developer to construct the Drainage Works. Costs are estimated at $19,301,461.86;

"Council" means the elected Council of the Township;

"**Developer**" means North Arc Properties 200th Street Inc.;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Development Cost Charge Bylaw No. 5897, enacted by the Township under the *Act* as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Director of Community Development**" means the Director of Community Development for the Township or their designate;

"**Lot**" means a development unit used either for single or multi-family use;

"**Subdivision and Development Servicing Bylaw**" means the Township Subdivision and Development Servicing Bylaw 2019 No. 5382, enacted by the Township under the *Act* as such Bylaw is amended or replaced from time to time;

"**Term**" means the period of time the Agreement is in effect as specified in Section 4;

"**Township**" means the Corporation of the Township of Langley having its municipal office located at 20338 - 65 Avenue, Langley, British Columbia, V2Y 3J1; and

"**Works**" means drainage works and related appurtenances substantially as described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this agreement.

3. CREDIT FOR WORKS

a) The Township agrees to credit the Developer the **Drainage** Development Cost Charge for each additional lot created within the Benefiting Area but shall not exceed $2,764,758 without interest.

b) In the event of the assignment or transfer of the rights of the Developer voluntarily, or by operation of law, the Director of Community Development shall pay any benefits accruing hereunder, after notice, to such successor of the Developer as the Director of Community Development, in their judgment deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon paying the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

c) The Township is not responsible for financing any of the costs of the Works.

d) In consideration of the completion of the Works by the Developer to the satisfaction of the Director of Community Development, the Township shall pay to the Developer upon Substantial Completion, then on an annual basis, Development Cost Charges for Drainage works to the extent the Drainage component of the Development Cost Charges have been collected and are received by the Township under the Development Cost Charge Bylaw, until the total Capital Cost of the Works is paid to the Developer, without interest.

e) Any payment made by the Township under this Agreement will be paid to the Developer at the address of the Developer set out in this Agreement or at such other address as the Developer shall provide in writing. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township

shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, the Township shall forever retain all such unclaimed funds.

4. TERM

a) The term of this Agreement shall commence upon the execution date by the Township and shall expire no later than fifteen (15) years after that date.

b) In the event that the Developer fails to complete the Works within twenty-four (24) months after the Agreement execution date, the Agreement shall lapse; provided, however, that the Developer may request to extend the period of this Agreement on such terms and conditions that the Township may deem reasonable. Any extension of the Agreement is at the sole discretion of the Township. This Agreement shall terminate prior to the expiry of the Term in the event the Developer has been credited with the maximum recoverable sum of $2,764,758.00 without interest.

5. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

a) All actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

b) All expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

6. TOWNSHIP'S COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee equivalent to $7,500 for the preparation, registration and administration of this Agreement.

7. NOTICES

a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer as follows:

North Arc Properties 200th Street Inc.
205 – 2626 Croydon Drive
Surrey, BC V3Z 0S8

or such change of address as the Developer has, by written notification, forwarded to the Township, and to the Township as follows:

The Corporation of the Township of Langley
20338 - 65 Avenue
Langley, BC V2Y 3J1

Attention: Manager of Development Engineering

or such change of address as the Township has, by written notification, forwarded to the Developer.

b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i. if delivered, on the date of delivery; or
ii. if mailed, then on the fifth (5^{th}) day after the mailing thereof.

8. BINDING ON SUCCESSORS

a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

b) The Developer shall not assign or transfer its interest in this Agreement without the prior written consent of the Township, which consent shall not be unreasonably withheld.

9. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

10. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

11. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

a) Schedule "A" – Benefiting Parcels
b) Schedule "B" – Benefiting Area
c) Schedule “C” – Description of the Works

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SIGNED BY DIRECTOR, COMMUNITY DEVELOPMENT)
For and on behalf of)
THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
DIRECTOR, COMMUNITY DEVELOPMENT)

)
SIGNED BY TOWNSHIP CLERK)
For and on behalf of)
THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
TOWNSHIP CLERK)

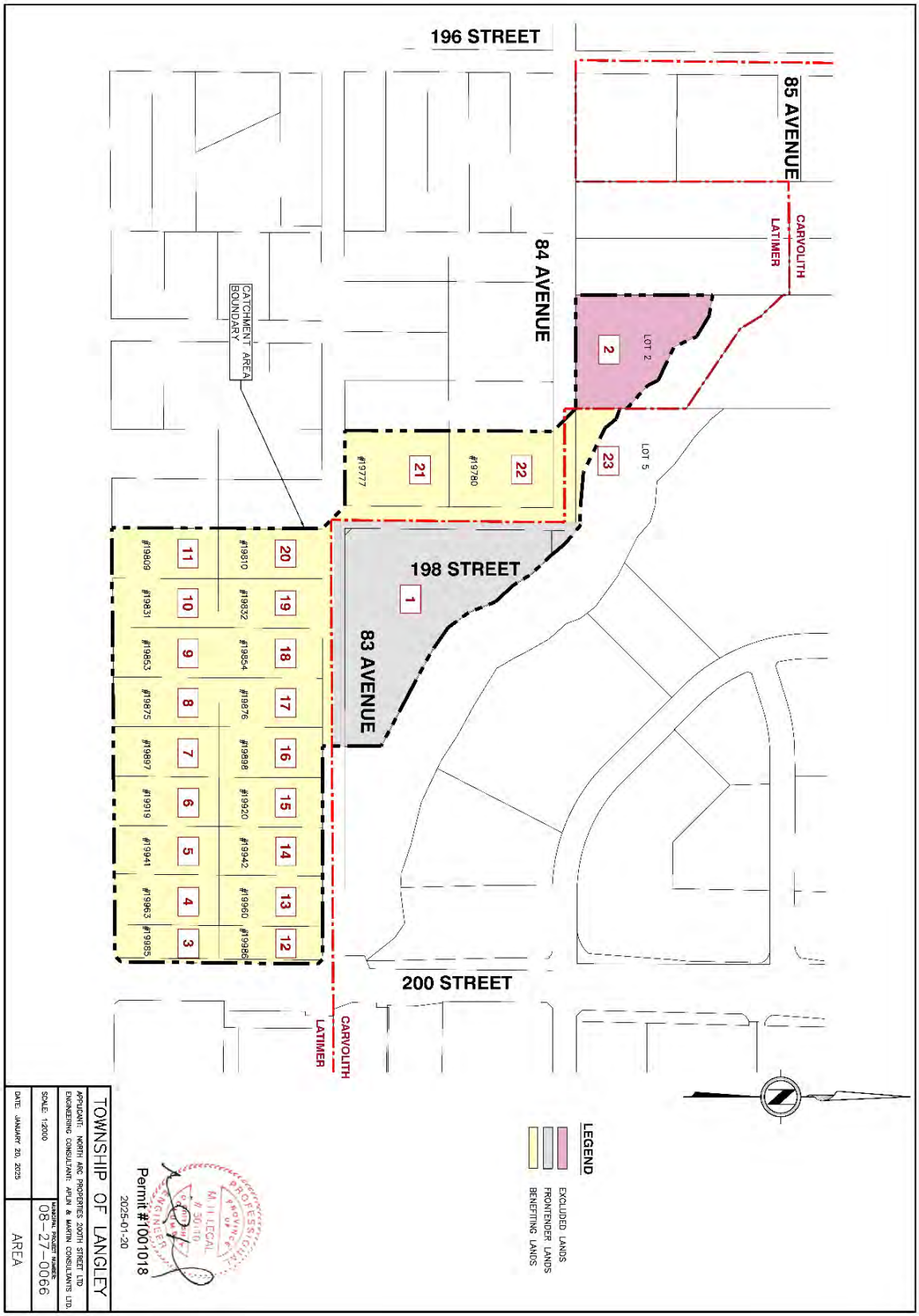
)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

SCHEDULE "A"
BENEFITING PARCELS

Map ID	Folio	Civic Address	Short Legal	Net Dev. Area (Ha.)
1	0759429004	8393 200 ST	LT 54, SEC 27, TWP 8, NWD, PL NWP43766	1.97
2	0769513091	84 AVE	LT 2, SEC 27, TWP 8, NWD, PL EPP92489	0.00
3	0765019043	19985 82 AVE	LT B, SEC 27, TWP 8, NWD, PL BCP33588	0.27
4	0183022008	19963 82 AVE	LT 95, SEC 27, TWP 8, NWD, PL NWP55964	0.40
5	0182616002	19941 82 AVE	LT 59, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
6	0182615003	19919 82 AVE	LT 58, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
7	0182613005	19897 82 AVE	LT 51, SEC 27, TWP 8, NWD, PL NWP2506	0.41
8	0182612006	19875 82 AVE	LT 50, SEC 27, TWP 8, NWD, PL NWP2506	0.41
9	0186811113	19853 82 AVE	LT 43, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
10	0182534001	19831 82 AVE	LT 42, SEC 27, TWP 8, NWD, PL NWP2506	0.41
11	0182532003	19809 82 AVE	LT 35, SEC 27, TWP 8, NWD, PL NWP2506	0.41
12	0765019034	19986 83 AVE	LT A, SEC 27, TWP 8, NWD, PL BCP33588	0.27
13	0183023007	19960 83 AVE	LT 96, SEC 27, TWP 8, NWD, PL NWP55964	0.40
14	0182617001	19942 83 AVE	LT 60, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
15	0182614004	19920 83 AVE	LT 57, SEC 27, TWP 8, NWD, PL NWP2506	0.40
16	0187611113	19898 83 AVE	LT 52, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40

Map ID	Folio	Civic Address	Short Legal	Net Dev. Area (Ha.)
17	0182611114	19876 83 AVE	LT 49, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
18	0182535000	19854 83 AVE	LT 44, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
19	0182533002	19832 83 AVE	LT 41, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
20	0186011111	19810 83 AVE	LT 36, SEC 27, TWP 8, NWD, PL NWP2506, PRT SE 1/4	0.40
21	0185411119	19777 83 AVE	LT 84, SEC 27, TWP 8, NWD, PL NWP43765	0.62
22	0185311110	19780 84 AVE	LT 83, SEC 27, TWP 8, NWD, PL NWP43765, PRT	0.62
23	0760225017	84 AVE	LT 5, SEC 27, TWP 08, NWD, PL BCP17934	0.15

SCHEDULE "B"
BENEFITING AREA



SCHEDULE "C"
DESCRIPTION OF THE WORKS

Construction of a community stormwater detention facility with a volume capacity of approximately 7,090 cubic metres covering a land area of approximately 0.9 hectares (2.23 acres) with related stormwater main, manholes, and other appurtenances, including a 2.5m x 4.4m x 4.0m flow control structure, 34 linear metres of 900mm diameter and 67 linear metres of 750mm diameter storm sewers having an estimate cost of approximately $18 million (including land).

Applicable DCC Project ID Number from Development Cost Charge Bylaw No. 5897 related to the works is as follows:

DCC Project ID Number	Description
23 D 050	Pond
23 D 051	Storm Sewer

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-29
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-26-0100
SUBJECT:	TELECOMMUNICATION TOWER APPLICATION NO. 000012 (TELUS / CYPRESS LAND SERVICES / 20313 – 86 AVENUE)		

PROPOSAL:

Application by Cypress Land Services to construct a 31.0 m (101.7 ft) high telecommunication tower and accessory compound for Telus at 20313 – 86 Avenue.

RECOMMENDATION SUMMARY:

That Council consider Cypress Land Services' application and advise Innovation Science and Economic Development (ISED) Canada whether: a) it does not object, or b) it objects to a proposed 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue.

RATIONALE:

Although Cypress Land Services has complied with Council's Telecommunication Tower Policy No. 07-331 with respect to public notice and consultation, the application must also be submitted to ISED Canada, which has jurisdiction over telecommunication tower locations and construction.

RECOMMENDATION:

That Council consider Cypress Land Services' application to Innovation, Science and Economic Development Canada regarding a proposed 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue and adopt one of the following resolutions:

a) **That** Council advise Innovation, Science and Economic Development Canada that it does not object to Cypress Land Services' application to construct a 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue.

or

b) **That** Council advise Innovation, Science and Economic Development Canada that it objects to Cypress Land Services' application to construct a 31.0 m (101.7 ft) high telecommunication tower and accessory compound at 20313 – 86 Avenue.

EXECUTIVE SUMMARY:

Cypress Land Services has requested Council concurrence (to ISED Canada) regarding a proposed 31.0 m (101.7 ft) high telecommunication tower and an accessory compound for Telus at 20313 – 86 Avenue. Information available to Council in considering a recommendation as part of a referral to ISED Canada includes the Township's Telecommunication Tower Policy No. 07-331.

While jurisdiction with respect to licensing of telecommunication towers rests with the Federal Government (ISED Canada), Council is provided with the opportunity to provide comments to ISED Canada with a recommendation (for towers exceeding 15 m (49 ft) in height) to either support or reject the application based on information available to Council in considering a recommendation. The proposed tower and accessory compound comply with the Township's Zoning Bylaw and Township's Telecommunication Tower Policy No. 07-331.

PURPOSE:

The purpose of this report is to provide information regarding a proposed telecommunication tower at 20313 – 86 Avenue.

REFERENCE:

Owner:	BC Transportation Financing Authority 5A, 940 Blanshard Street Victoria, BC V8W 9T5
Applicant / Agent:	Cypress Land Services 1051, 409 Granville Street Vancouver, BC V6C 1T2
Legal Description:	Lot 31 Except: Part On Statutory Right Of Way Plan 23602, North West Quarter Section 26 Township 8 New Westminster District Plan 1093
Location:	20313 – 86 Avenue
Area:	1.95 ha (4.81 ac)
Existing Zoning:	Comprehensive Development Zone CD-79
Willoughby Community Plan:	Transit Village
Carvolth Neighbourhood Plan:	Transit Exchange, High Density Mixed Use, Integrated Open Space and Plaza

BACKGROUND/HISTORY:

- The application is being processed in accordance with the Township's Telecommunication Tower Policy No. 07-331 (Attachment A).
- Although Council has adopted a Telecommunication Tower Policy, final jurisdiction over the location of telecommunication antenna structures rests with the federal government (ISED Canada).
- Freestanding telecommunication installations are a permitted use in all zones.
- Proposed installations not exempted from ISED Canada's requirements (i.e. installations 15 m (49 ft) or more in height) are subject to the public notice and consultation requirements. Following consultation, Council's recommendation with respect to the proposed telecommunication tower is forwarded to ISED Canada for their consideration.
- The property was rezoned with adjacent lots in July 2010 to Comprehensive Development Zone CD-79 to permit development of the site as a transit exchange and a park and ride facility.
- The CD-79 zone also provides for the potential development of up to 200 apartment units (defined as affordable by the Province of BC), office space and commercial uses.

DISCUSSION/ANALYSIS:

- Cypress Land Services, on behalf of Telus, has proposed to construct a 31.0 m (101.7 ft) high monopole telecommunication tower and accessory compound enclosed by a 2.4 m high wooden fence at 20313 – 86 Avenue.
- The proposed monopole tower and accessory compound is proposed to be setback 90 m (295 ft) from the eastern property line and 200 m (656 ft) from the southern property line.

- The Telecommunication Tower Policy prefers non-residential locations. Although the subject site is currently used as a park and ride facility, its zoning provides future development potential for mixed commercial and residential uses. The applicant has provided the following regarding the impacts on the development potential of the site:

  TELUS has been working closely with TransLink and the property owner to ensure that when residential uses are developed on site the proposed facility will not delay those developments. Furthermore, the tower will not impact future development potential of the site because the sublicence agreement for the tower between BCTFA and TELUS is only until 2032. It is our understanding that the proposed affordable housing project would not begin construction before that, and the BCTFA has said that no planning has begun so they cannot comment further. When the time comes, TELUS can evaluate relocating the antenna system to the roof of the new building or find another solution. Additionally, the tower would not hinder the development in any way as the tower is not proposed to be located where the proposed buildings are to be built.

- Attachment C includes information provided by the application summarizing how the how the proposed telecommunication tower and accessory compound responds to the Township's Telecommunication Tower Policy No. 07-331.
- Section 3.1.3 of the policy discourages the siting of telecommunication antenna system towers in "areas that negatively impact public views and vistas of important natural or constructed features". Staff note that the proposed location is adjacent to Highway 1 that according to 2023 traffic data from the Ministry of Transportation and Transit (MOTT) accommodates 100,666 vehicles per day (Annual Average Weekday Traffic (AAWDT) - eastbound and westbound combined).
- With regards to Section 3.4 Public Notice and Consultation, the applicant has adhered to the public notice requirements outlined in the Township's Telecommunication Tower Policy No. 07-331 and provided a summary of public consultation process. As outlined in Attachment D, the applicant has reported the following in reference to the requirements of Section 3.4 of the policy:

  - *In May 2024, an Information Package/Letter of Intent and Development Permit application was submitted to the Township of Langley to initiate the consultation process for the proposed facility.*
  - *In June 2024, Three (3) Notification packages were issued to property owners, occupants and other recipients that fall within three (3) times the tower height (approx. 100m) of the proposed location.*
  - *In June 2024 an advertisement was placed in the Langley Advance.*
  - *In August 2024, the consultation period concluded. During the consultation period one (1) neighbouring property owner representing Maples Leaf Homes (owner of the property to the immediate east) expressed concerns with the potential impact of the antenna installation on the future residential development of their property. As a result, TELUS, through discussions with Translink and City staff, were able to relocate the proposed facility another 90 west on the Park and Ride Facility. Moving the facility further west creates an approximate 100m setback from the eastern property line (and Maple Leaf Homes property).*

Adjacent Uses:

	Existing Use	Carvolth Neighbourhood Plan Designation	Existing Zoning
North:	Highway 1, beyond which is an existing commercial complex	Service Commercial	Comprehensive Development Zone CD-45
South:	86 Avenue, beyond which are properties with mixed use buildings	High Density Mixed Use, High Density Apartment, Integrated Open Space and Plaza	Comprehensive Development Zone CD-122
East:	One vacant property	High Density Mixed Use and Apartment Live Work	Suburban Residential Zone SR-2
West:	Transit exchange	High Density Mixed Use and Transit Exchange	Comprehensive Development Zone CD-79

Policy Considerations:

Jurisdiction with respect to the licensing of telecommunication towers rests with the Federal Government (ISED Canada). Council provides ISED Canada with a recommendation where telecommunication towers are proposed to exceed 15 m (49 ft) in height. Information available to Council in considering a recommendation includes the Township's Telecommunication Tower Policy. Noting that the applicant has adhered to the requirements of this Policy, Council's decision will be forwarded (along with accompanying information) to ISED Canada for its decision.

Respectfully submitted,

Mohammad Nemati
PLANNING TECHNICIAN
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Policy 07-331 Telecommunication Tower

ATTACHMENT B Maps and Graphics

ATTACHMENT C Applicant's Letter of Intent

ATTACHMENT D Photo Simulations (Provided by Applicant)

ATTACHMENT E Applicant's Summary of Public Consultation

Township of Langley
Est. 1873

COUNCIL POLICY

ATTACHMENT A

Subject: Telecommunication Tower

Policy No:	**07-331**
Approved by Council:	**1991-01-07**
Revised by Council:	**1999-04-26**
Revised by Council:	**2007-02-19**
Revised by Council:	**2013-09-09**
Revised by Council:	**2014-12-08**
Revised by Council:	**2016-05-30**
Revised by Council:	**2023-12-18**

1. Purpose

1.1 To establish a procedure for telecommunication antenna system tower applications and local land use consultation in the Township of Langley, pursuant to Innovation, Science and Economic Development (ISED) Canada regulations and requirements.

2. Background

2.1 The jurisdiction for the location of telecommunication antenna structures is with the Federal Government, ISED Canada. The Client Procedures Circular ("CPC") 2-0-03, *Radiocommunication and Broadcasting Antenna Systems* policy document includes roles and responsibilities for site sharing, land-use consultation and public consultation, as well as other important obligations including: compliance with Health Canada's Safety Code 6 guideline for the protection of the general public, compliance with radio frequency immunity criteria, notification of nearby broadcasting stations, environmental considerations, Transport Canada aeronautical safety responsibilities, and NAV CANADA air navigation facilities.

2.2 For the purposes of this policy, an "antenna system" and a "telecommunications carrier" have the same meaning as set out in CPC-2-0-03.

3. Policy

3.1 Location Preferences

3.1.1 The co-location of telecommunication antenna systems on towers is encouraged. Before submitting an application, the proponent must:

- contact, in writing, all telecommunications carriers of existing telecommunication antenna system towers within 500m of the base of the proposed location to request co-location on the existing tower; and
- supply a copy of the written request and all responses regarding the co-location request, including the reasons provided by the existing telecommunications carriers for declining co-locating with the Proponent's application.

3.1.2 When new telecommunication antenna system towers must be constructed, where technically feasible, the following locations are preferred:

- Industrial and Mixed Employment areas.
- Other non-Residential areas where appropriate.
- Areas that maximize the distance from Residential areas.
- Areas with mature landscaping screening.

3.1.3 The siting of telecommunication antenna system towers is discouraged in the following locations:

- Locations of environmental concern that are identified in the Official Community Plan (OCP), that in the opinion of the Township, the placement of a telecommunication antenna system towers will have an adverse impact on these areas.
- Riparian lands. The proposed location must adhere to federal regulations including, but not limited to, setbacks from watercourses and wetlands.
- Heritage areas.
- Areas that negatively impact public views and vistas of important natural or constructed features.

3.2 Design Preferences

3.2.1 Telecommunication antenna system towers should be sited and designed to respect local sensitivities and preferences as identified by the Township. The Township encourages the installation of telecommunication antenna system towers that are unobtrusive and as inconspicuous as possible including:

- Slim-line monopoles.
- The mitigation of negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques, etc.

3.2.2 The following designs are discouraged:

- Lattice work towers.
- The use of cables or guy wires to steady, support, or reinforce freestanding telecommunication antenna system tower.

3.2.3 This Policy acknowledges that the objective of promoting co-location as described in subsection 3.1.1, and the objective of making the telecommunication antenna structures less noticeable, as described in section 3.2.1 may sometimes come into conflict. Nevertheless, the Township intends to review each submission on its own individual merits with a view to promoting both objectives and, where necessary, determining the appropriate balance between them.

3.3 Application

3.3.1 Proponents of a new telecommunication antenna system tower are encouraged to consult with staff at an early state of the site evaluation process, including pre-application.

3.3.2 Telecommunications carriers that are not excluded under section 3.4.1 must submit an application to the Township of Langley's Community Development Division pursuant to Township of Langley Development Application Procedures Bylaw No. 5760 as amended which shall include the following items:

- A completed application form.
- A title search.
- The application fee.
- Tower design plans.
- A letter of intent (including the identification of any other structures within a 500m radius of the proposed location and an explanation as to why co-utilization of the existing structure is not a viable alternative).
- Copies of the returned co-location offer letters (or copies of the original co-location offer letters if no response was received).

3.4 Public Notice and Consultation

3.4.1 Telecommunication antenna system installations that are excluded under the ISED exclusion criteria in CPC-2-0-03 Section 6 are not subject to the public consultation process in this policy. Notwithstanding the ISED exclusion criteria, proponents are asked to inform the Township of all new antenna system installations within the Township's boundaries.

3.4.2 Subject to 3.4.1, the application for all telecommunication antenna system tower installations, including co-locations, are subject to public consultation.

3.4.3 Where public consultation is required, consultation with the public should be completed within 120 days of the proposal being accepted as complete by the Township.

3.4.4 Subject to any additional requirements of this policy, public consultation shall occur in accordance with ISED's default public consultation process in CPC-2-0-03 Section 4.2.

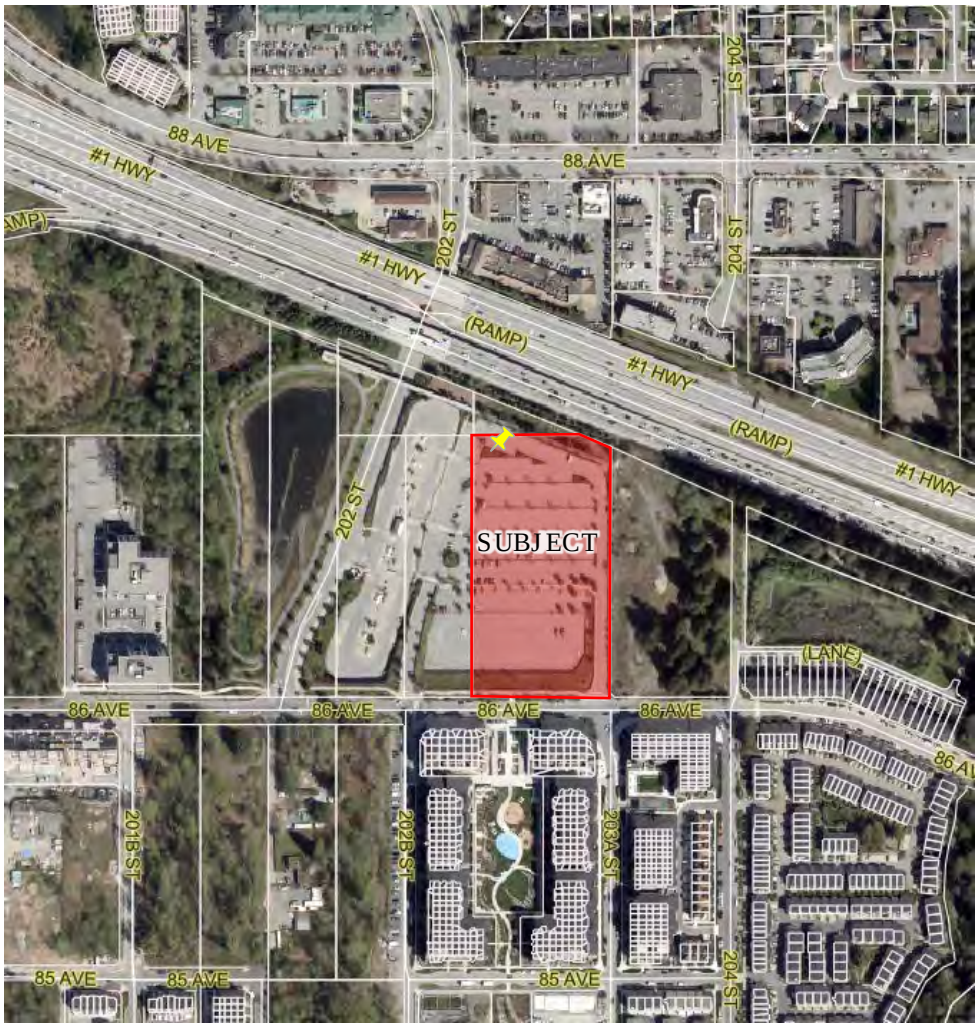
3.4.5 At the conclusion of the public consultation process proponents are required to provide a summary report that includes all correspondence between the public and the proponent, copies of all notifications, and any other related information pertaining to public consultation. The summary report must be sent to the Community Development Division.

3.5 Council Consideration of Application

3.5.1 Following the completion of the public consultation and provision of the summary report outlined in Section 3.4.5, staff will draft a report to Council for their consideration and include the summary report.

3.5.2 Council may pass a resolution indicating its objection or non-objection for the application. The Township of Langley will then provide the telecommunications carrier(s) and ISED with a letter within 10 days of approval of the Council meeting minutes indicating Council's resolution.

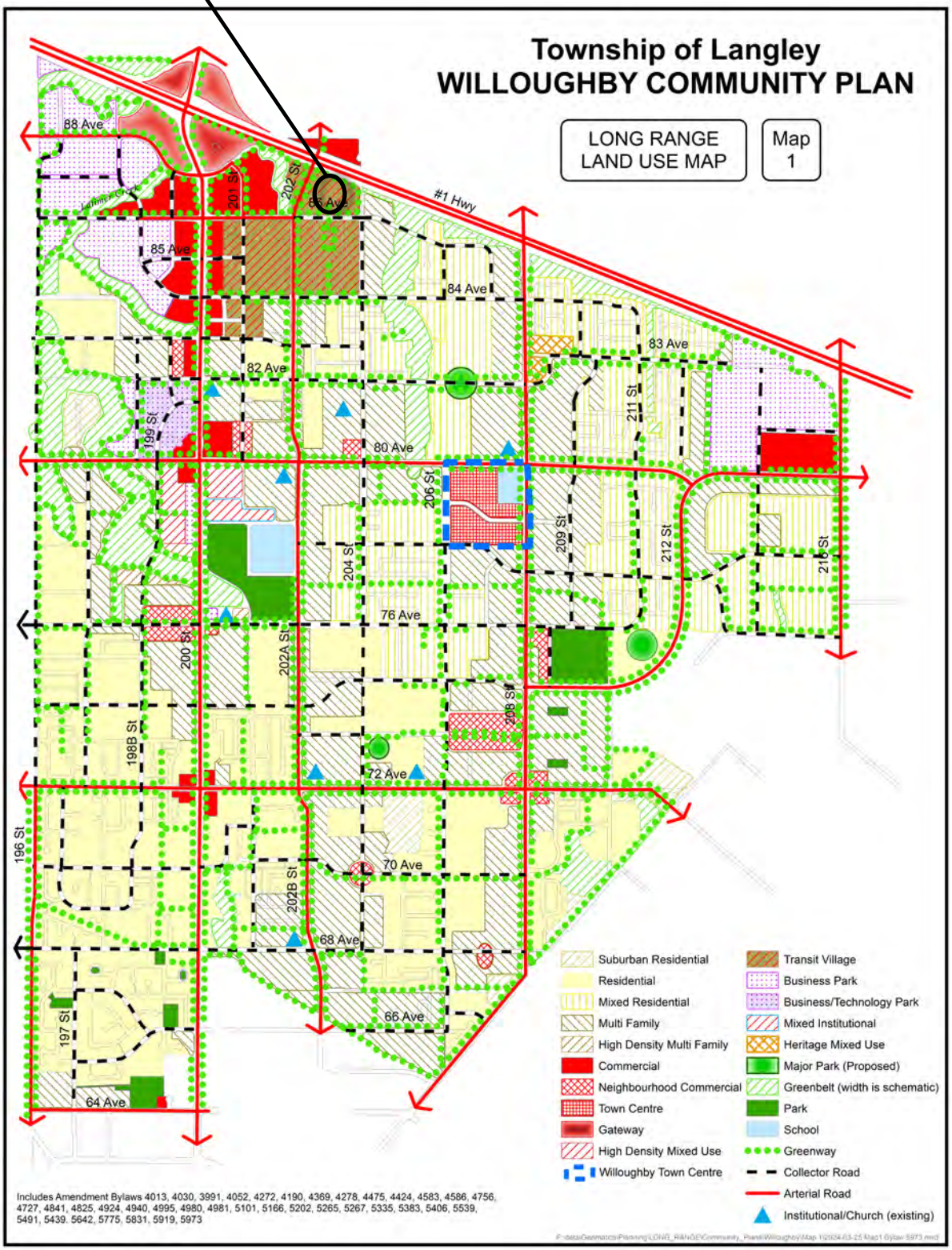
ATTACHMENT B

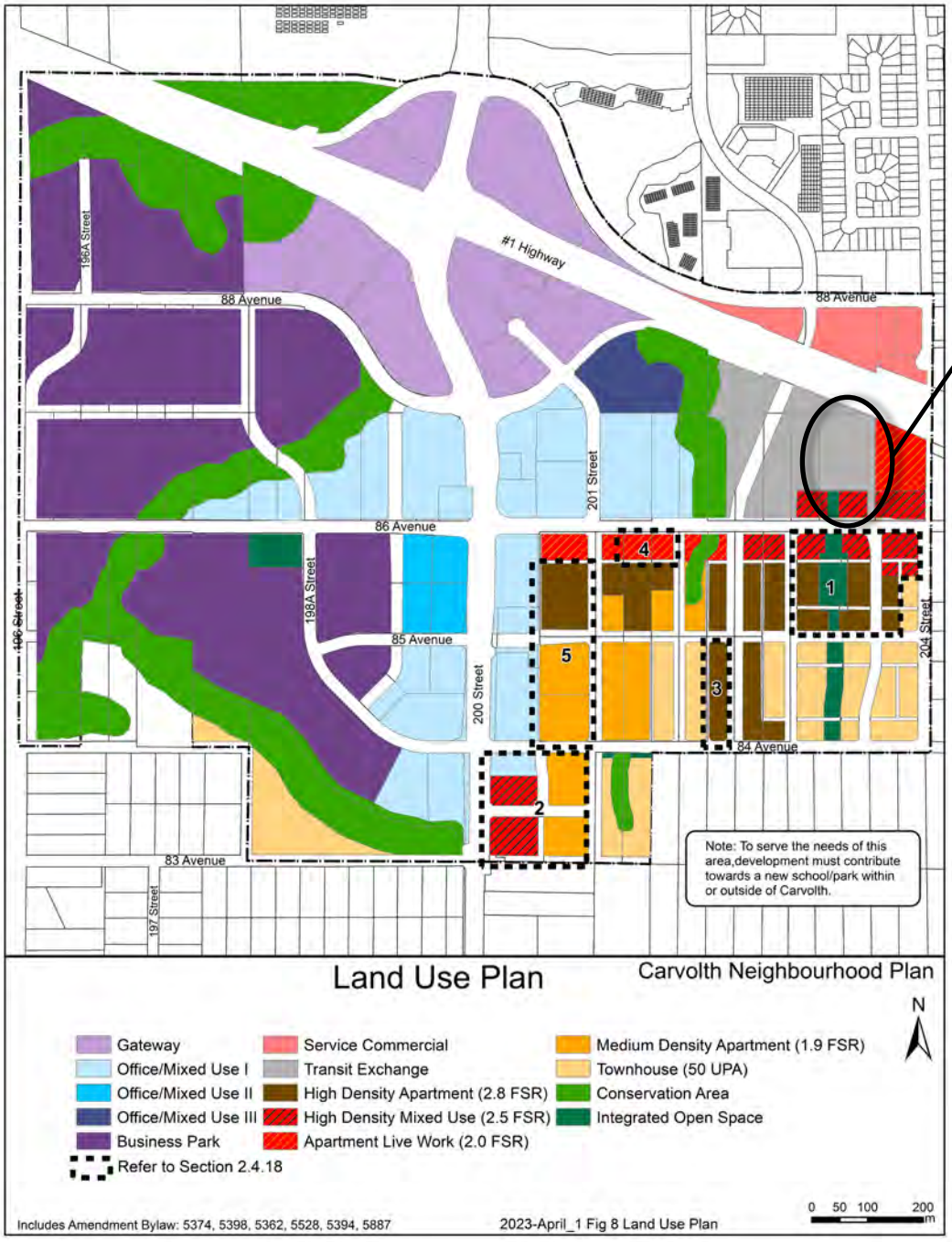


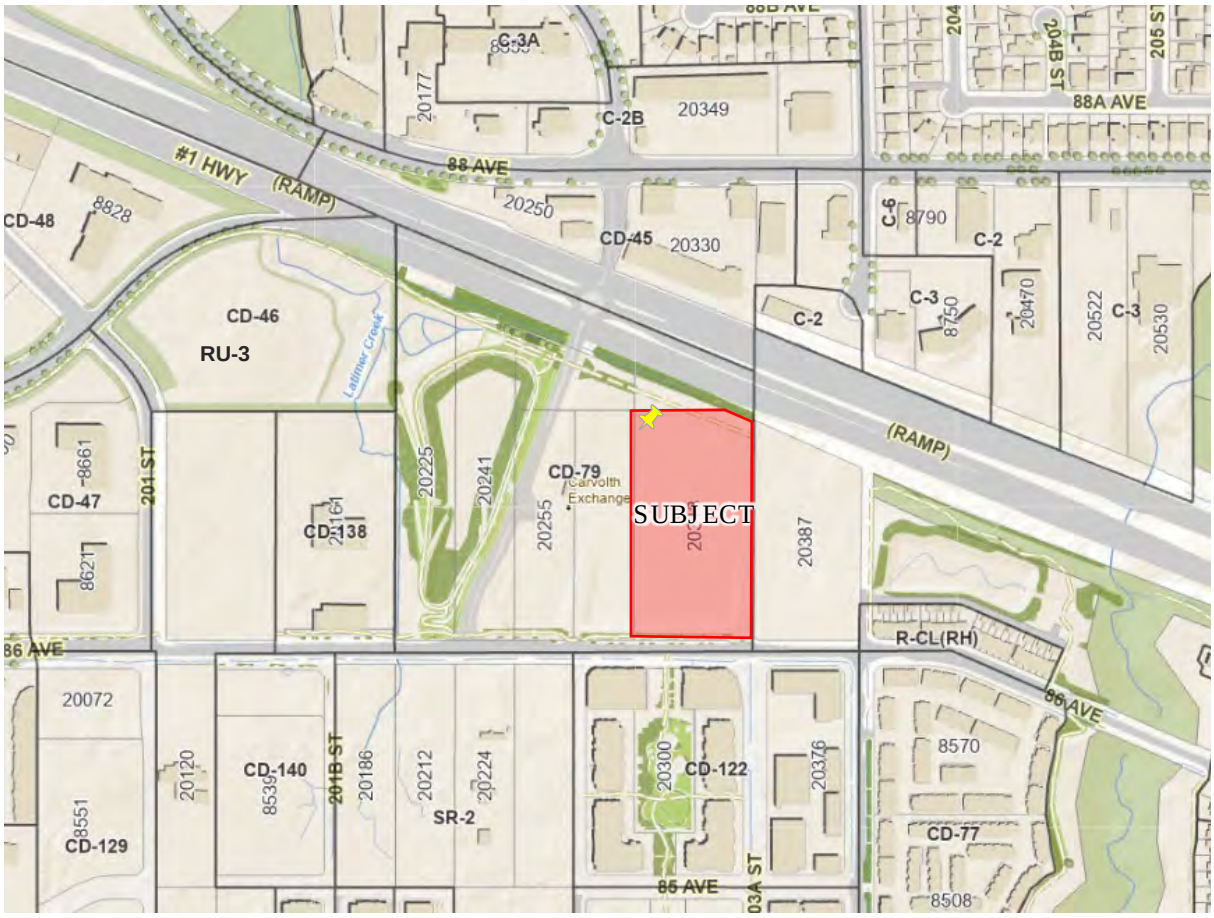
📌 Proposed Tower Location

AERIAL CONTEXT MAP

SUBJECT

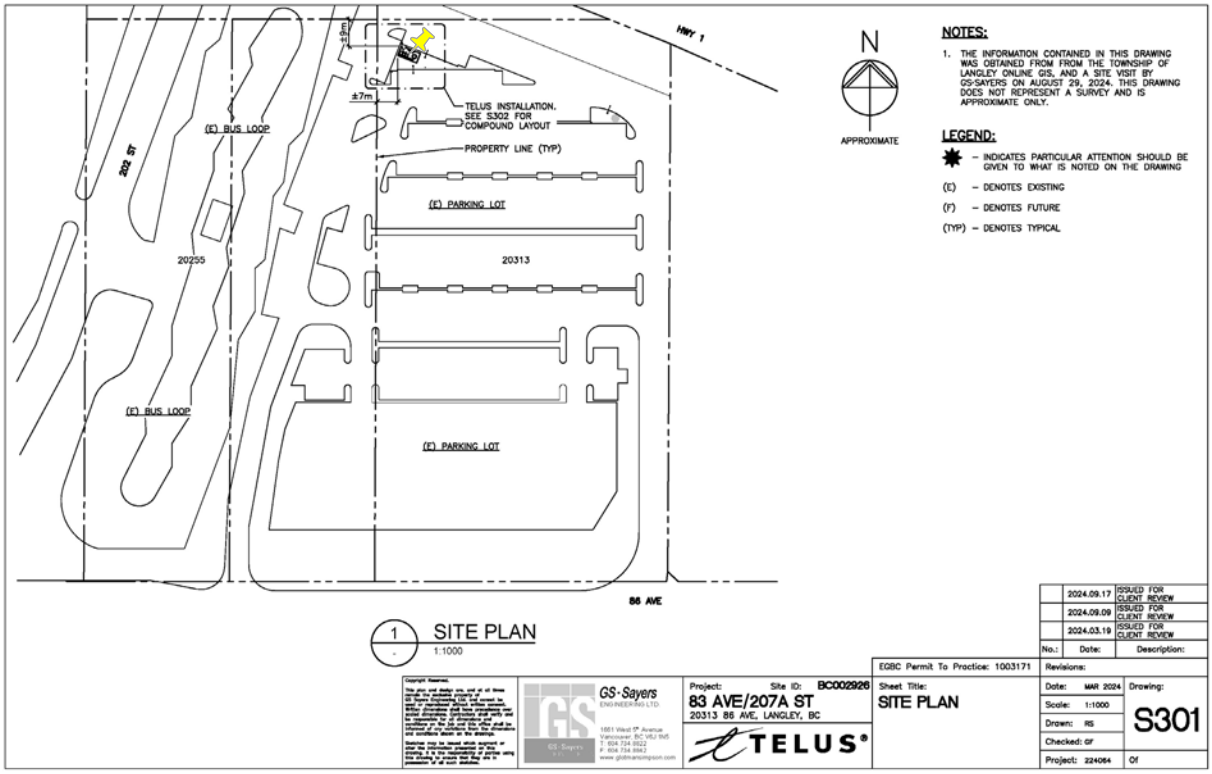

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
201 St
202 St
199 St
206 St
204 St
209 St
211 St
212 St
216 St
200 St
202A St
198B St
208 St
196 St
202B St
197 St
Suburban Residential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


SUBJECT
#1 Highway
88 Avenue
88 Avenue
195A Street
201 Street
86 Avenue
198A Street
106 Street
85 Avenue
200 Street
204 Street
84 Avenue
83 Avenue
197 Street
1
2
3
4
5
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Land Use Plan
Carvolth Neighbourhood Plan
N
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Business Park
Refer to Section 2.4.18
Service Commercial
Transit Exchange
High Density Apartment (2.8 FSR)
High Density Mixed Use (2.5 FSR)
Apartment Live Work (2.0 FSR)
Medium Density Apartment (1.9 FSR)
Townhouse (50 UPA)
Conservation Area
Integrated Open Space
0 50 100 200
m
Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394, 5887
2023-April_1 Fig 8 Land Use Plan



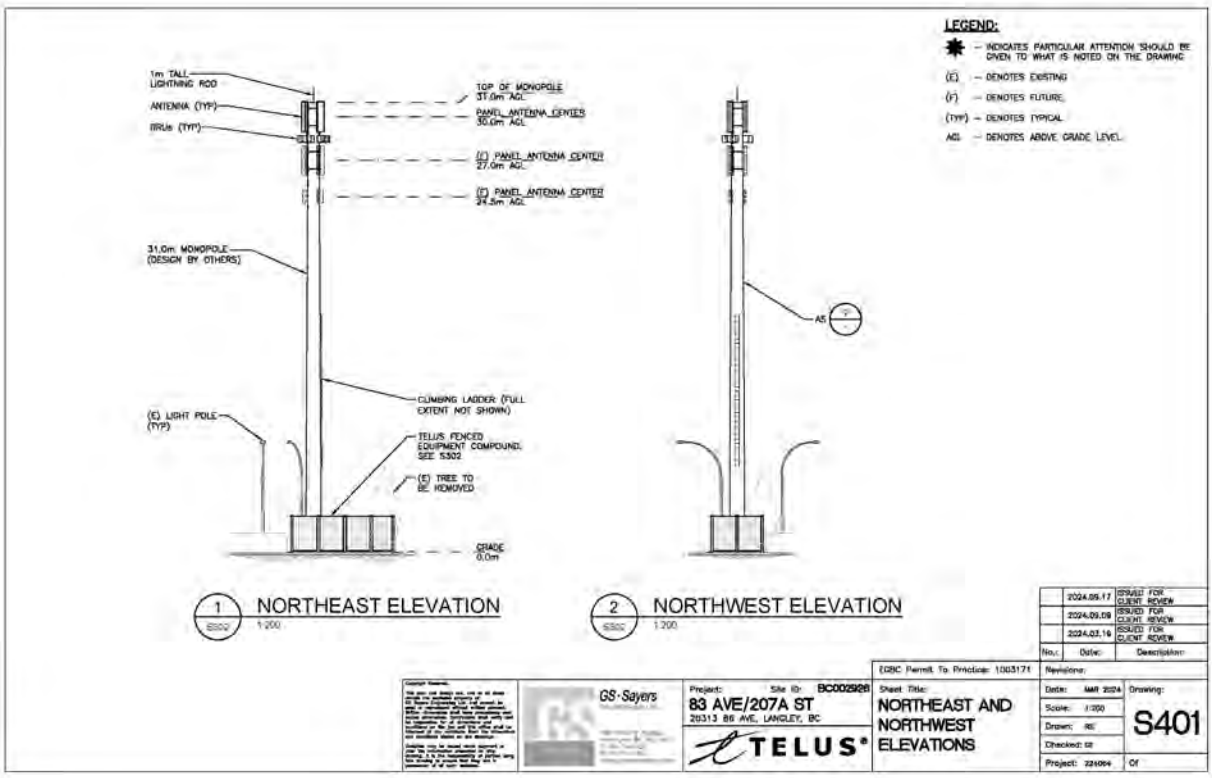
Proposed Tower Location

ZONING BYLAW NO. 2500

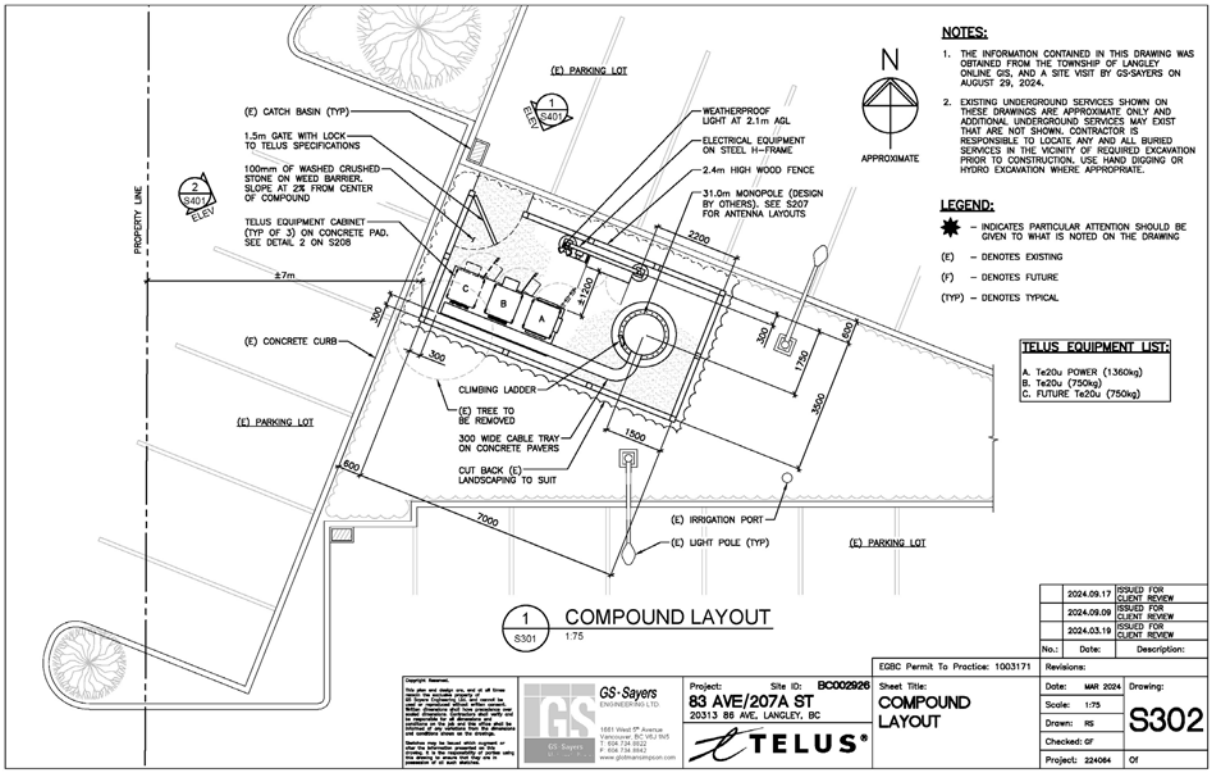


Proposed Tower Location

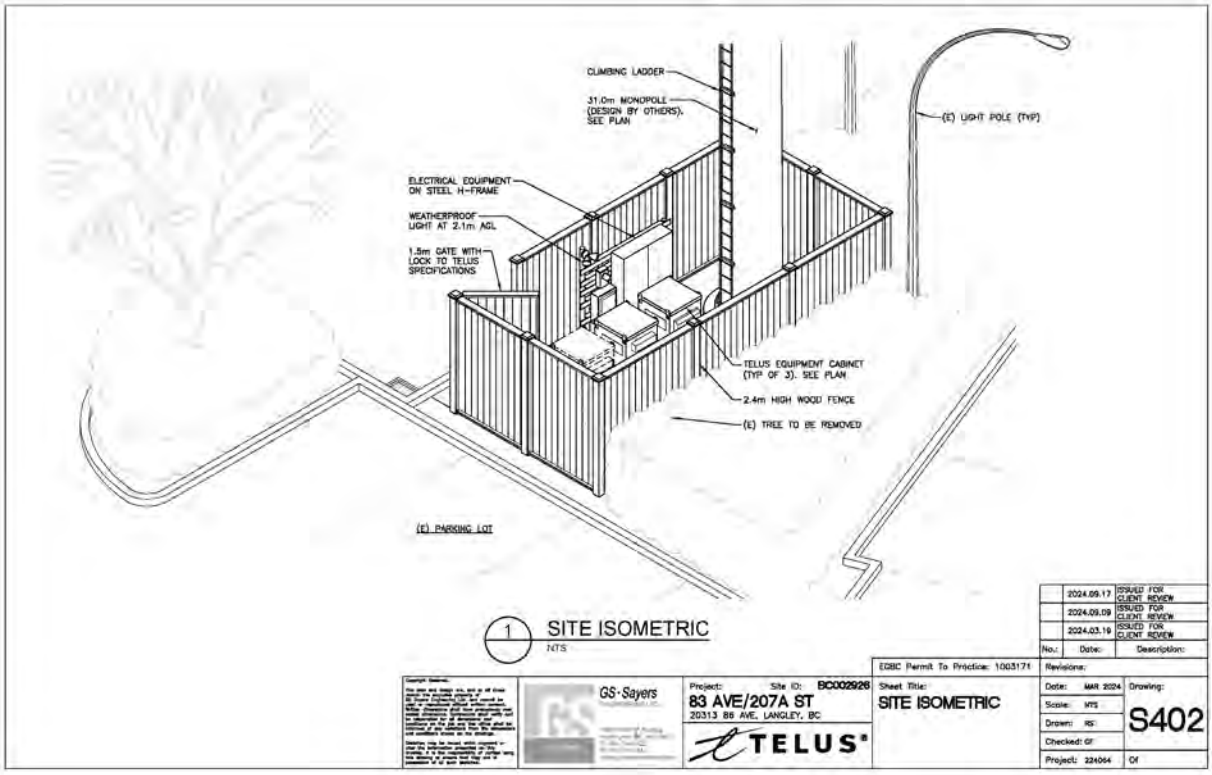
SITE PLAN – SUBMITTED BY APPLICANT



ELEVATIONS – SUBMITTED BY APPLICANT



COMPOUND LAYOUT – SUBMITTED BY APPLICANT



COMPOUND ISOMETRIC – SUBMITTED BY APPLICANT

Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2
Telephone: 604.620.0877
Facsimile: 604.620.0876
Website: www.cypresslandservices.com

ATTACHMENT C

May 16, 2024

Township of Langley
Planning and Development

Subject:	**TELUS Facility Proposal - Development Application**
Location:	**20313 86 Ave, Langley, BC**
PID:	**006-879-802**
Coordinates:	**49.160874, -122.659465**
TELUS Site:	**BC002926**

Overview

Cypress Land Services Inc., in our capacity as agents to TELUS Communications Inc. (TELUS), is submitting this Letter of Intent to initiate the consultation process related to the installation and operation of a telecommunications facility in the Township of Langley. The new facility will improve wireless services in the area. This Letter of Intent forms part of the Telecommunications Tower Development Application.

Proposed Site

The proposed site location is identified as **49.160874, -122.659465**, located at the Park and Ride at 202 St and 86 Ave. (**Schedule A: Tower Site Location**). The property is owned by TransLink and TELUS is entering into an license agreement with TransLink until 2032.

Rationale for Site Selection

TELUS seeks to maintain and improve high quality, dependable network services to Canadians. The radiofrequency engineers at TELUS have determined that improved services are needed in this area. In order to improve network performance, TELUS is seeking to add the proposed communications tower.

The proposed site is a result of many considerations. Existing structures, including towers and rooftops, were initially reviewed during the site selection process. After careful examination, it has been determined that there are no viable existing structures in the area that would be suitable for the operations of TELUS' network equipment.

Typically, communications structures are located next to major highways such as Highway 1. The proposed site is immediately adjacement to Highway 1 (40m south of Highway 1). The proposed

location on site is well setback from neighbouring properties as its approximately 100m setback from the property to the east and over 200m from the property to the south. North is the highway and west approximately 100m away is a large retention pond. Per Section 3.1.2 of the Township's Council Policy 07-331 the structure is proposed to be located on a property not currently used for residential purposes and is a Park and Ride facility. TELUS has been working closely with TransLink and the property owner to ensure that when residential uses are developed on site the proposed facility will not delay those developments. Furthermore, the tower will not impact future development potential of the site because the sublicence agreement for the tower between BCTFA and TELUS is only until 2032. It is our understanding that the proposed affordable housing project would not begin construction before that, and the BCTFA has said that no planning has begun so they cannot comment further. When the time comes, TELUS can evaluate relocating the antenna system to the roof of the new building or find another solution. Additionally, the tower would not hinder the development in any way as the tower is not proposed to be located where the proposed buildings are to be built.

Tower Proposal Details

Per Township Council Policy 01-331 Section 3.2.1 the proposed structure is a 31m slim-line monopole structure with flush mounted antennas and equipment shelter at the base, all enclosed by a 2.4m high wooden fence. TELUS has completed preliminary design plans that have been submitted with this application. See **Schedule A: Photo Simulation,** for a rendering of the proposed tower. The tower may have adequate space for third party equipment. Colocation letters were sent to Freedom Mobile and Rogers Communications. Rogers and Freedom Mobile declined interest at this time.

Consultation Process

Innovation, Science, and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. The Township of Langley has adopted Council Policy 07-331, which closely resembles ISED's default process. TELUS utilizes ISED's Default Public Consultation Process (as described in the CPC-2-0-0-03 – Radiocommunication and Broadcasting Antenna Systems, commonly referred to as the "CPC") when a land use authority has not adopted their own policy.

Information on the "CPC" consultation process developed by ISED may be found online at:

CPC-2-0-03 — Radiocommunication and Broadcasting Antenna Systems - Spectrum management and telecommunications

In order to obtain comments, concerns or questions in regard to the proposed tower site, the Township of Langley requires TELUS to send out notification packages to all properties located within three (3) times the height of the proposed tower. A notice in the local paper is also required in order to allow for public comment on the proposed site. This comment period is a minimum of 30 days.

At the conclusion of the consultation process, TELUS will prepare a summary of comments received from the community as well as the replies provided by TELUS. TELUS is requesting that, subsequent to the completed consultation process and report to Council, a letter or resolution of concurrence is issued by the Township.

Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:
http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php

TELUS is committed to working with the Township and the community throughout this consultation process.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604.620.0877 or by email at kristina@cypresslandservices.com.

Thank you in advance for your assistance and consideration.

Sincerely,

CYPRESS LAND SERVICES
Agents for TELUS Communications Inc.

Kristina Bell

Kristina Bell
Land Use Planner

cc: Cheryl Bilyk, TELUS Communications Inc

SCHEDULE A
PHOTO-SIMULATION

BEFORE

AFTER

View: Looking northeast at proposed tower.

Photo Simulation is a close representation and is for conceptual purposes only – not to scale.
Proposed design is subject to change based on final engineer plans

ATTACHMENT D

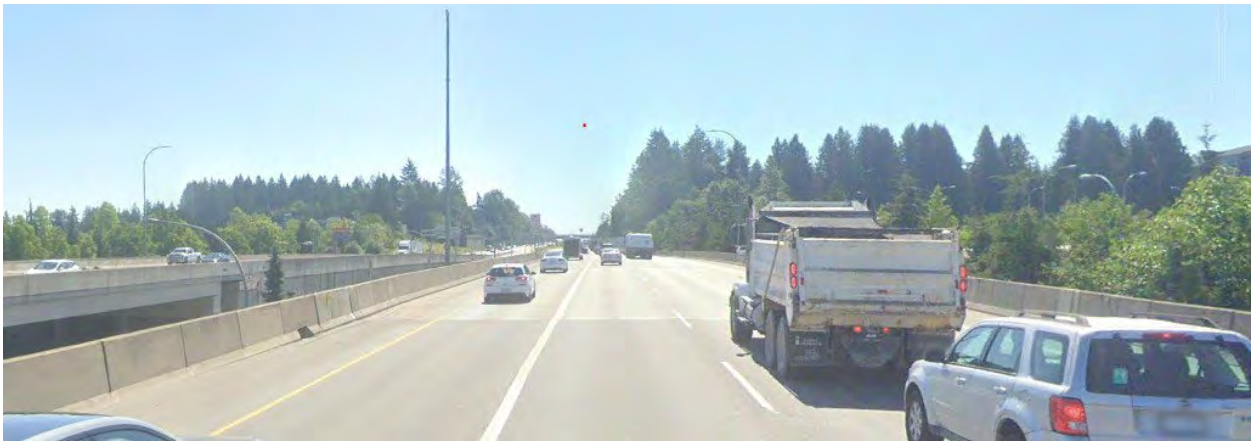
BEFORE

AFTER

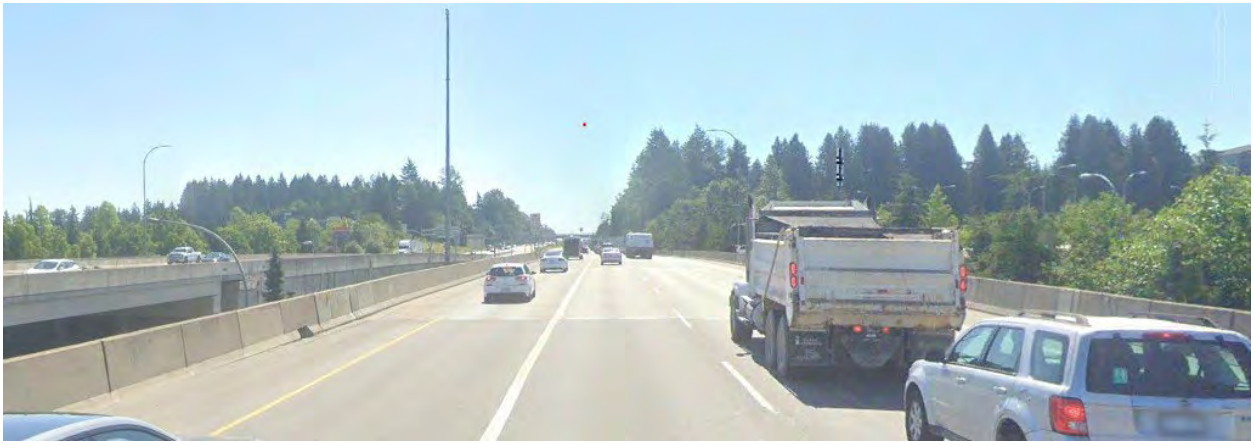
View: Looking Southwest at Proposed Tower

PHOTO-SIMULATION – PROVIDED BY APPLICANT

BEFORE



AFTER



View: Looking Southeast at Proposed Tower

PHOTO-SIMULATION – PROVIDED BY APPLICANT

CYPRESS
LAND SERVICES

Cypress Land Services Inc.
Suite 1051 – 409 Granville Street
Vancouver, BC V6C 1T2

Telephone: 604.620.0877
Facsimile: 604.620.0876
Website : www.cypresslandservices.com

January 31, 2025

Email: mnemati@tol.ca

Mohammad Nemati
Planning Technician
Township of Langley

Subject: **TELUS Telecommunications Tower Request for Concurrence**
Address: **20313 86 Ave, Langley, BC**
PID: **006-879-802**
Coordinates: **49.160874, -122.659465**
TELUS Site: **BC002926**

Please be advised that following the Township's Public Consultation process for telecommunications towers, TELUS has completed the public consultation process and is respectfully requesting concurrence for the proposal to build relocate a 31m flush mounted slim-line monopole tower at 20313 86th Avenue to improve services to the immediate community (new development) and along Highway 1. Enclosed please find evidence of the following efforts regarding this public notification process:

- In May 2024, an Information Package/Letter of Intent and Development Permit application was submitted to the Township of Langley to initiate the consultation process for the proposed facility.

- In June 2024, Three (3) Notification packages were issued to property owners, occupants and other recipients that fall within three (3) times the tower height (approx. 100m) of the proposed location. Please find the Notification package in Appendix 1.

- In June 2024 an advertisement was placed in the Langley Advance (please Appendix 2).

- In August 2024, the consultation period concluded. During the consultation period one (1) neighbouring property owner representing Maples Leaf Homes (owner of the property to the immediate east) expressed concerns with the potential impact of the antenna installation on the future residential development of their property. As a result, TELUS, through discussions with Translink and City staff, were able to relocate the proposed facility another 90 west on the Park and Ride Facility. Moving the facility further west creates an approximate 100m setback from the eastern property line (and Maple Leaf Homes property). In addition, TELUS has confirmed with Translink, and the underlying property ownership, that the TELUS facility will not limit future development of the Park and Ride property to future uses including residential. When future development occurs on site TELUS will relocate its antennas to future building rooftops to ensure service to the area. This is a busy area, immediately adjacent to Highway 1, at the Park and Ride Facility with medium density residential uses nearby.

TELUS is committed to working with the community to improving wireless services. Please do not hesitate to contact us at 604-620-0877 or by e-mail at Chad@cypressslandservices.com.

Chad Marlatt
Director of Government Affairs
Cypress Land Services, Agents for TELUS

June 17, 2024
Subject: Public Notification: 32m monopole tower

To: Property Owner / Current Resident

Re: Proposed 32m monopole tower
Location: 20313 86 Ave, Langley, BC

TELUS File: BC002926
Coordinates: 49.160690, -122.658512

Fast Answers:

Why am I receiving this letter?
Your home or business is located within our notification area.

What is this letter about?
TELUS is proposing a new tower in your area.

Why is this letter so technical?
Innovation, Science & Economic Development Canada (ISED) (who oversees this process), requires us to disclose technical information.

Dear Member of the Langley community,

TELUS would like to bring improved cellular service to your community and we want to include you in the conversation. We are proposing the addition of a new communications tower at the Carvolth Exchange Park and Ride along 86 Ave in Carvolth. This notification package is the first part of the consultation process that includes the following steps:

Public notification: Our first step is to reach out to the Langley community to share our proposal and gather feedback from community members such as yourself. TELUS has sent a copy of this package to all residents and businesses in a 100m radius from the tower location.

Local government consultation: At the same time that TELUS consults with members of the public, we have engaged the Township of Langley in land use consultation. At the end of the full consultation process, TELUS will request land use concurrence from the Township of Langley Council.

In this document, you'll find a lot of information. We are required to provide community members Information on our proposal as well as the tower siting process, including:

- An explanation of how we determine where a new tower is needed.
- A description and specs of the tower itself, as well as where the tower will be located.
- Other locations that we were looking at for the tower, and why they will not work.
- Safety information

We encourage you to review all of the documentation we've provided to learn more about the proposed telecommunications site facility proposed at 20313 86 Ave, Langley, BC.

We are excited to provide this information to you to start the discussion on wireless improvements to your community. We welcome any questions you may have about this process and a list of contacts will be provided at the end of this document.

Yours sincerely,

Kristina Bell
Land Use Planner, Cypress Land Services % TELUS Communications Inc

PS: Who is Cypress Land Services? *When a new tower is needed, TELUS hires independent contractors like us,, to help discuss these plans with the communities. As such, we are pleased to share the attached information notification package with you that will explain the details for the necessary hardware with you and your community.*

TELUS Communications Inc.

June 17, 2024
Subject: Public Notification: 32m monopole tower

TELUS's Proposal

TELUS is proposing to construct a 32m monopole tower at the Carvolth Exchange Park and Ride at 20313 86 Ave, Langley, BC.

- All the equipment necessary to operate this facility will reside within a compound located at the base of the tower.
- The proposed facility is proposed to be located at the Carvolth Park and Ride location.
- The tower, if constructed, will provide improved wireless high-speed internet access and cell phone service in Carvolth.

Artist's rendering of tower on current landscape.

Who authorizes TELUS to choose this tower location?

ISED—Innovation, Science and Economic Development Canada, (formerly Industry Canada) is the governing body that has exclusive jurisdiction over the placement of wireless telecommunications facilities in Canada. As such, **ISED requires a carrier like TELUS to consult with the applicable local government and the general public regarding new installations.**

The public consultation process is intended to provide an opportunity for community members to have questions addressed while respecting federal jurisdiction of this process.

ISED's Client Procedure Circular 2-0-03 (CPC): *In cases where a local government does not have a telecommunications policy in effect, TELUS must follow the default public and land use authority process outlined in the CPC.*

The CPC provides information on the required scope and timelines of a tower consultation, issues and topics that are defined as reasonable and relevant to the consultation, health and safety guidelines and other relevant information.

TELUS Communications Inc.

June 17, 2024
Subject: Public Notification: 32m monopole tower

TELUS
let's make the future friendly™

Public Consultation Process

(as prescribed by Innovation, Science and Economic Development of Canada and the Township of Langley.)

STEP 1: PUBLIC NOTIFICATION)

The Township of Langley has established and documented a public consultation process applicable to tower siting that will be followed.

Why are you getting this letter? TELUS is required to provide notification packages to property owners within a radius of 3x the proposed tower height, measured from the tower base or the outside perimeter of the supporting structure. The required notification radius in this instance is 95m. As your property falls within this notification radius, accordingly, TELUS is consulting with you on this tower. We are inviting you with an opportunity to engage in reasonable, relevant, and timely communication regarding this proposal. This notification will also be submitted to the Township of Langley and ISED as part of our application for land use concurrence.

In addition, members of the broader public will be invited to comment on the proposed site in response to a public notice that will be placed in the Langley Advance Times on June 20th, 2024. The public will then have 30 days to submit comments and questions to myself on behalf of TELUS.

I will acknowledge receipt of comments and questions received within 14 days and address all relevant and reasonable concerns within 60 days. The commenting member of the public will then have 21 days to reply to the response. A summary of all comments received and our responses will then be submitted to the Township.

STEP 2: TOWNSHIP OF LANGLEY LAND USE CONCURRENCE

Following the public consultation process, TELUS will provide the details of correspondence with community members including TELUS' responses to the Township of Langley. Finally, TELUS will request a resolution of land use concurrence from Township of Langley Council which will enable TELUS to proceed with planning for wireless upgrades in the community.

Site Details

PURPOSE:

The purpose of the proposed tower is to expand TELUS' wireless coverage and to provide access to dependable wireless high-speed internet services in the Carvolth area of Langley and along the highway.

Currently, there are no existing antenna support structures or other feasible structures that can be used in the area and, as a result, a new tower is required. The tower, if constructed, will provide improved wireless connectivity in terms of reliability and speed and access to emergency 911 services for those in the vicinity of the facility.

LOCATION AND LAND USE

The tower is proposed to be located at the Carvolth Park and Ride situated at 20313 86 Ave, Langley, BC. The new tower is to be located in the northeast corner of the property.

SAFETY CODE 6

ISED requires all wireless carriers to operate in accordance with Health Canada's safety standards. TELUS attests that the tower described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 including combined effects with the local radio environment, as may be amended from time to time.

SITE ACCESS

TELUS is proposing to access the site via the Park and Ride Exchange entrance at 86 Ave. TELUS' compound will be contained within a chain link fence to mitigate public access.

ENVIRONMENT

TELUS confirms that the installation is excluded from environmental assessment under the Impact Assessment Act.

DESIGN

This proposal is for a 31m monopole tower as well as a 1m tall lightning rod, (32m of total height including the lightning rod). A preliminary design of the tower profile and compound plan is included in this notification for your reference. Initially, the tower is planned to support 3 initial panel antennas in support of a variety of communication technologies. At the time of construction, TELUS is planning to deploy the following frequencies: LTE 850, 700, 1900, 2100, NR 600, 2100 MHz. A preliminary design of the tower profile and compound plan is included in this notification for your reference.

TRANSPORT CANADA

The tower will be marked in accordance with the Department of Transportation and NAV Canada requirements.

STRUCTURAL CONSIDERATIONS

TELUS confirms that the antenna structure described in this notification package will apply good engineering practices including structural adequacy during construction.

LAND USE AUTHORITY

The Township of Langley has an applicable Antenna Siting Protocol, 'Council Policy 07-331'.

CO-LOCATION

TELUS will consider all applications for tower sharing and co-location in accordance with ISED protocols.

GENERAL INFORMATION

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website: http://www.ic.gc.ca/epic/site/smt-gst.nsf/en/h_sf01702e.html.

TELUS Communications Inc.

June 17, 2024
Subject: Public Notification: 32m monopole tower

TELUS
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CONTACTS

CYPRESS LAND SERVICES
Kristina Bell, Land Use Planner
1051-409 Granville Street, Vancouver, BC V6C 1T2
604-620-0877 (ext.102)
PublicConsultation@cypresslandservices.com

TOWNSHIP OF LANGLEY
Mohammad Nemati, Planning Technician
20338 - 65 Avenue, Langley, BC V2Y 3J1
604-533-6090 X3444
mnemati@tol.ca

ISED - LOWER MAINLAND DISTRICT OFFICE
13401 – 108 Avenue, Suite 1700
Surrey BC V3T 5V6
Telephone: 1-800-667-3780 or 604-586-2521
Fax: 604-586-2528
Email: spectrumsurrey-surreyspectre@ised-isde.gc.ca
(By appointment only)

Do you have questions or comments about this proposal? We value your feedback.

Written comments posted on or before July 22nd, 2024 will be included in the formal submission package.

Please contact our office to discuss the proposed facility with representatives from Cypress Land Services.

Phone: 604-620-0877
Email:
PublicConsultation@cypresslandservices.com

Should you have any specific questions regarding the proposal, please feel welcome to contact the contacts listed herein, or return the enclosed comment sheet by mail or email to TELUS by **July 22nd, 2024.**

TELUS Communications Inc.

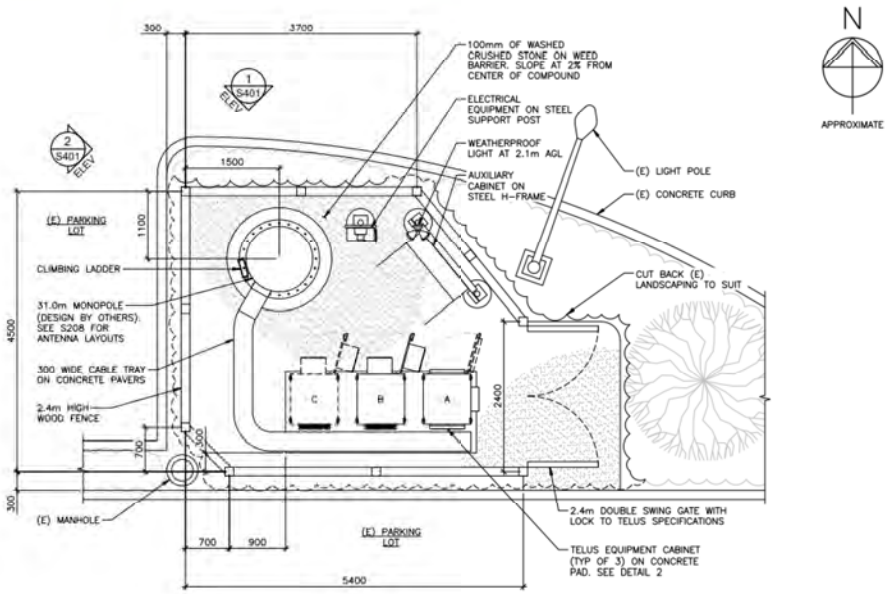
June 17, 2024

Subject: Public Notification: 32m monopole tower

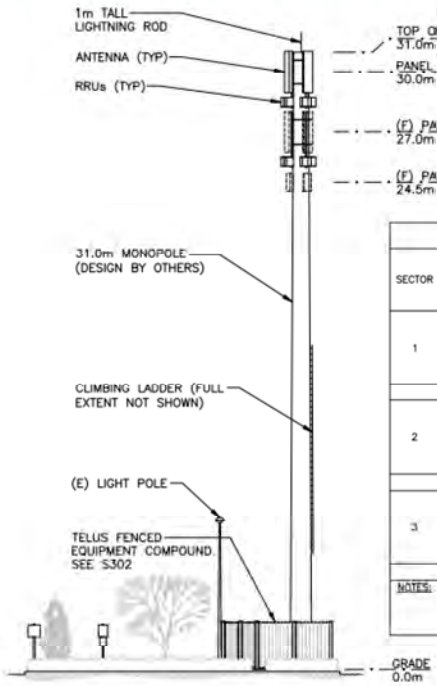
MAPS OF PROPOSED TOWER

(for discussion purposes only.)

SITE PLAN FOR TOWER LOCATION



TOWER PROFILE (for discussion purposes only.)



ANTENNA TABLE

SECTOR	ANT. ID	ANTENNA MODEL	ELEV. CENTER OF ANT AGL(m)	ELEV. AGL –BOA (m)	AZIMUTH (°)	EQUIPMENT	TECHNOLOGY	STATUS
1	1	FFV4Q4-65B-R7	30.0	29.0	60	(4) RRU	LTE1900/LTE1900B25/LTE700B12/ LTE700B13/LTE800/LTEAWS/ NR2100/NR600	INITIAL
	4	FFV4-65B-R6	27.0	26.0	60	–	–	FUTURE
	7	MT6409	24.5	24.1	60	(1)* RRU	NR3500	FUTURE
2	2	FFV4Q4-65B-R7	30.0	29.0	160	(4) RRU	LTE1900/LTE1900B25/LTE700B12/ LTE700B13/LTE800/LTEAWS/ NR2100/NR600	INITIAL
	5	FFV4-65B-R6	27.0	26.0	160	–	–	FUTURE
	8	MT6409	24.5	24.1	160	(1)* RRU	NR3500	FUTURE
3	3	FFV4Q4-65B-R7	30.0	29.0	340	(4) RRU	LTE1900/LTE1900B25/LTE700B12/ LTE700B13/LTE800/LTEAWS/ NR2100/NR600	INITIAL
	6	FFV4-65B-R6	27.0	26.0	340	–	–	FUTURE
	9	MT6409	24.5	24.1	340	(1)* RRU	NR3500	FUTURE

NOTES:
1. TABLE CONTENTS TO BE CONFIRMED WITH TELUS SLS.
2. BEND RADIUS AS PER CABLE MANUFACTURER'S RECOMMENDATIONS.
3. AGL = DENOTES ABOVE GRADE LEVEL TO CENTER OF ANTENNAS (APPROX).
4. (F)* = DENOTES INTEGRATED RRU.

1 / S302 NORTH ELEVATION
1:200

PHOTO SIMULATIONS (for discussion purposes only.)

View of proposed location, looking northwest..

View of proposed tower, looking northwest.

TELUS Communications Inc.

June 17, 2024
Subject: Public Notification: 32m monopole tower

TELUS
let's make the future friendly™

Comment Sheet – BC002926

If you would like to share your comments, please submit them either by:

Fax: 604-620-0876
Phone: 604-620-0877 (ext.102)
Email: PublicConsultation@cypresslandservices.com
Mail: 1051-409 Granville Street Vancouver BC, V6C 1T2

PROPOSED TELUS TELECOMMUNICATIONS FACILITY: 20313 86 Ave, Langley, BC

1. Are you a cellular telephone or wireless internet user? ☐ Yes ☐ No
2. Is the location of the proposed facility acceptable? ☐ Yes ☐ No

If no, why? _____

_____

3. Are you satisfied with the design of the proposed facility? ☐ Yes ☐ No

Comments: _____

_____

_____

4. Other comments (please attach pages if more space is needed):

_____

_____

_____

_____

_____

This information will not be used for marketing purposes; however, your comments will be forwarded to the appropriate Land Use Authority for their file. Please write legibly. Thank you.

Name: _____

Address: _____

Phone: _____ Email: _____

Nick Ward had 21 points and seven boards as the Vancouver Bandits won their fifth in a row, downing the Rattlers Saturday 98-95 on Saturday, June 15, at Langley Events Centre. (Vancouver Bandits/ Special to Advance Times)

Bandits at home for 5th straight game

Team has best record in league

Vancouver Bandits recorded their fifth win in a row on Saturday, June 15, a 98-95 win over Saskatchewan Rattlers at Langley Events Centre (LEC).

Bandits improved to a Canadian Elite Basketball League-best 7-1, and avenged the team's only loss of the season, a 98-86 setback to those same Rattlers in the season's third game.

"That was our main focus, knowing that they had given us our only loss. They were our target and we wanted to set a statement for the rest of the league," said team captain Duane Notice.

"We were definitely motivated to get this win, especially in front of our home fans; they have been a tremendous boost of energy."

Vancouver head coach and general manager Kyle Julius described Notice, who was pushed into the starting line-up for Saturday's game, as "our true glue guy."

"He leads our group by his action," said Julius.

"He is our captain; sacrifices his body, he guards every position. Gets his fingernails on loose balls that get into our hands."

On Thursday night, June 13, Tazé Moore had a record-setting game as the Bandits scored 62 in the first half alone in a 112-91 victory over the Winnipeg Sea Bears at Langley Events Centre.

Moore capped off a remarkable night individually, as he sank a long-distance 3-pointer for the clinching points in Target Score Time.

He finished with 35 points – a Bandits franchise record – to go along with 16 rebounds (15 of which came on the defensive end) and 11 assists for the first triple double in team history and just the fifth in league history.

Moore

"That was special. I thought he did it without being selfish. He picked and chose his times. It was an impressive 35 points," said Julius.

"He just has great feel."

Even more impressive was the fact Moore missed the last few days of practice while he attended workouts with a few NBA clubs and just learned a few new wrinkles this morning the team added in his absence.

On Friday night, June 7, a 70-65 road trip victory over Calgary Surge kept the Bandits at the top of Western Conference standings.

Curtis Hollis who signed with Vancouver earlier in the day, recorded 21 points (9-13 FG, 3-4 3PT), six rebounds and five steals in the win.

"It was amazing. I've been trying to get into this league for a few years now, so I was looking forward to the opportunity," the Arlington, Tex., native said post-game. "I got to show what I could do."

More online

Check out video and more photos
LANGLEYADVANCETIMES.COM

Public Notice / Avis Public

Proposed TELUS Telecommunications Facility 32.0-Meter Tall Monopole Tower Structure
Projet D'Installation De Télécommunications TELUS Structure de Tour Monopole de 32,0 Mètres de Hauteur

Proposed Structure:

As part of the public consultation process required by Innovation, Science and Economic Development Canada (ISED) and the Township of Langley, TELUS is inviting the public to comment on a proposed telecommunications facility consisting of a 32.0-meter tall monopole tower structure and ancillary radio equipment situated at 20313 86 Ave, Langley (the Carvolth Exchange Park and Ride).

Structure Proposée :

Dans le cadre du processus de consultation publique exigé par Innovation, Sciences et Développement économique Canada (ISDE) et le Canton de Langley, TELUS invite le public à formuler des commentaires sur un projet d'installation de structure de télécommunications consistant en un tour monopôle de 32,0 mètres de hauteur et de l'équipement radio auxiliaire situé sur une propriété privée au 20313 86 Ave, Langley (le parc-o-bus Carvolth Exchange).

Tower Location/Emplacement de la Tour :
20313 86 Ave, Langley, BC (Carvolth Exchange Park and Ride)

Coordinates/Coordonnées :
Lat: 49.160690°
Long: -122.658512°

Any person may comment by close of business day on July 22, 2024 with respect to this matter. Please submit any comments to the following contact:

Toute personne peut faire des commentaires sur ce sujet avant la fermeture des bureaux le 22 juillet 2024. Veuillez soumettre vos commentaires aux coordonnées ci-dessous :

TELUS Contact / Coordonnées du Représentant de TELUS :
Cypress Land Services Inc.
Kristina Bell
1051-409 Granville Street
Vancouver, BC V6C 1T2
604-620-0877 (102)
PublicConsultation@cypresslandservices.com

TELUS
let's make the future friendly

Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-14
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-34-0084
SUBJECT:	DEVELOPMENT PERMIT APPLICATION NO. 101477 (ASTRIA PROPERTIES / 19723 – 88 AVENUE)		

PROPOSAL:

Development Permit application to modify the Streamside Protection and Enhancement (SPEA) Development Permit Area to facilitate installation of a stormwater pipe and outfall within the Latimer Creek SPEA.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101477 (Streamside Protection) subject to five (5) conditions.

RATIONALE:

The proposal aligns with the objectives and provisions of Section 4.20 of Schedule 3 – Streamside Protection and Enhancement of the Langley Official Community Plan Bylaw No. 1842.

RECOMMENDATIONS:

That Council authorize issuance of Development Permit No. 101477 to Astria Port Kells South Nominee Ltd. for property at 19723 – 88 Avenue subject to the following conditions:

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. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
c. 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.
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

EXECUTIVE SUMMARY:

Astria Properties has applied for a Streamside Development Permit to modify the SPEA of Latimer Creek. The SPEA modification will facilitate installation of a stormwater pipe and outfall within the Latimer Creek SPEA to serve the proposed self-storage building with ground floor industrial units on the subject site (ToL Project No. 08-34-0084, third reading July 15, 2024). As

the proposed streamside works are consistent with the objectives of the Langley Official Community Plan (OCP) Schedule 3 and the Township's Sustainability Charter, issuance of Development Permit No. 101477 is recommended subject to five (5) conditions.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Development Permit No. 101477.

REFERENCE:

Owner:	Astria Port Kells South Nominee Ltd. 105, 19923 – 80A Avenue Langley BC V2Y 0E2
Agent:	Astria Properties 105, 19923 – 80A Avenue Langley BC V2Y 0E2
Legal Description:	Portion of Lot 27 Section 34 Township 8 New Westminster District Plan 51733 Except Part Dedicated Road on Plan LMP41530
Location:	19723 – 88 Avenue
Area:	2.35 ha (5.8 ac)
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Service Industrial Zone M-1A
Willoughby Community Plan:	Business Park / Greenway / Greenbelt
Carvolth Neighbourhood Plan:	Business Park / Conservation Area

BACKGROUND/HISTORY:

- On July 15, 2024, Council gave third reading to Rezoning Bylaw No. 6031 to facilitate development of a 6-storey self-storage building with ground-floor industrial units on the subject site.
- Township of Langley Official Community Plan Bylaw No. 1842 Schedule 3 Development Permit Areas: Streamside Protection and Enhancement (OCP Schedule 3) was adopted to establish and maintain undisturbed naturally vegetated zones along watercourses.
- The width of these no-disturbance zones, referred to as "Streamside Protection and Enhancement Development Areas" (SPEA), follows the Township watercourse classification system (i.e. Class A, Class B, Class C) which is based on channel type, water flow and fish presence.
- Where a proposed SPEA width is less than the minimum width designated by OCP Schedule 3 or a neighbourhood plan, the modification must be considered through a Streamside Development Permit in accordance with Section 4.20 of OCP Schedule 3.

DISCUSSION/ANALYSIS:

- Three watercourses occur on or adjacent to the project site: Latimer Creek, a Class A (red-coded) watercourse, flows through the northern portion of the property. A Class A (red-coded) watercourse, located on 19751 88 Avenue, drains into Latimer Creek at the east property line. A Class C roadside watercourse along the north side of 88 Avenue fronts the subject property.
- As part of the proposed development, works include infilling the Class C roadside watercourse along 88 Avenue and installing a stormwater pipe and outfall within the Latimer Creek SPEA.

- While the proposed SPEA area widths are consistent with Schedule 3 / Section 4.15 of the OCP, the subject Development Permit is required to accommodate the proposed stormwater pipe and outfall.
- Proposed works include affecting 829 m² (8,923 ft²) of riparian area associated with Latimer Creek and the Class C roadside watercourse. The affects are proposed to be offset with 1,604 m² (17,265 ft²) of riparian enhancements within the Latimer Creek SPEA.
- The SPEA is proposed to be restored with native vegetation, protected via the land being dedicated to the Township, and to be subject to a three-year monitoring and maintenance program.
- Proposed streamside works are consistent with the objectives of OCP Schedule 3 and the Township's Sustainability Charter.
- Proposed Streamside Development Permit No.101477 is attached to this report (Attachment A) for Council's consideration.

Adjacent Uses:

	Existing Use	Carvolth Neighbourhood Plan Designation	Existing Zoning
North:	Highway One	N/A	Suburban Residential Zone SR-2
South:	88 Avenue, beyond which are residential properties	Business Park	Suburban Residential Zone SR-2
East:	A vacant (no residence) property	Business Park / Conservation Area	Suburban Residential Zone SR-2
West:	Residential properties, one of which is currently under development application (ToL Project No. 08-34-0083)	Business Park / Conservation Area	Suburban Residential Zone SR-2

Policy Considerations:

The proposal is consistent with streamside protection and enhancement policies, objectives and guidelines of the OCP and Carvolth Neighbourhood Plan. Council's consideration of the Development Permit must be based on streamside protection objectives and staff recommend that Development Permit No. 101477 be issued as attached.

Respectfully submitted,

Joel Nagtegaal
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Development Permit No. 101477
ATTACHMENT B Maps and Graphics

ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101477

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

1. NAME: Astria Port Kells South Nominee Ltd.

   ADDRESS: 105, 19923 – 80A Ave
   Langley, BC V2Y 0E2

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: Portion of Lot 27 Section 34 Township 8 New Westminster District Plan 51733 Except Part Dedicated Road on Plan LMP41530

   CIVIC ADDRESS: 19723 88 Avenue, Langley, BC, V2Y 1Z9

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

   a. Township acceptance of a submission addressing information requirements outlined in Section 4.20 of Schedule 3 of Langley Official Community Plan Bylaw 1979 No. 1842.
   b. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule B to the acceptance of the Township.
   c. 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.
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.
   e. Commencement of accepted streamside enhancement and restoration works within 30 days of SPEA disturbance.

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

   This permit is not a building permit.

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

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

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

than those in this permit.

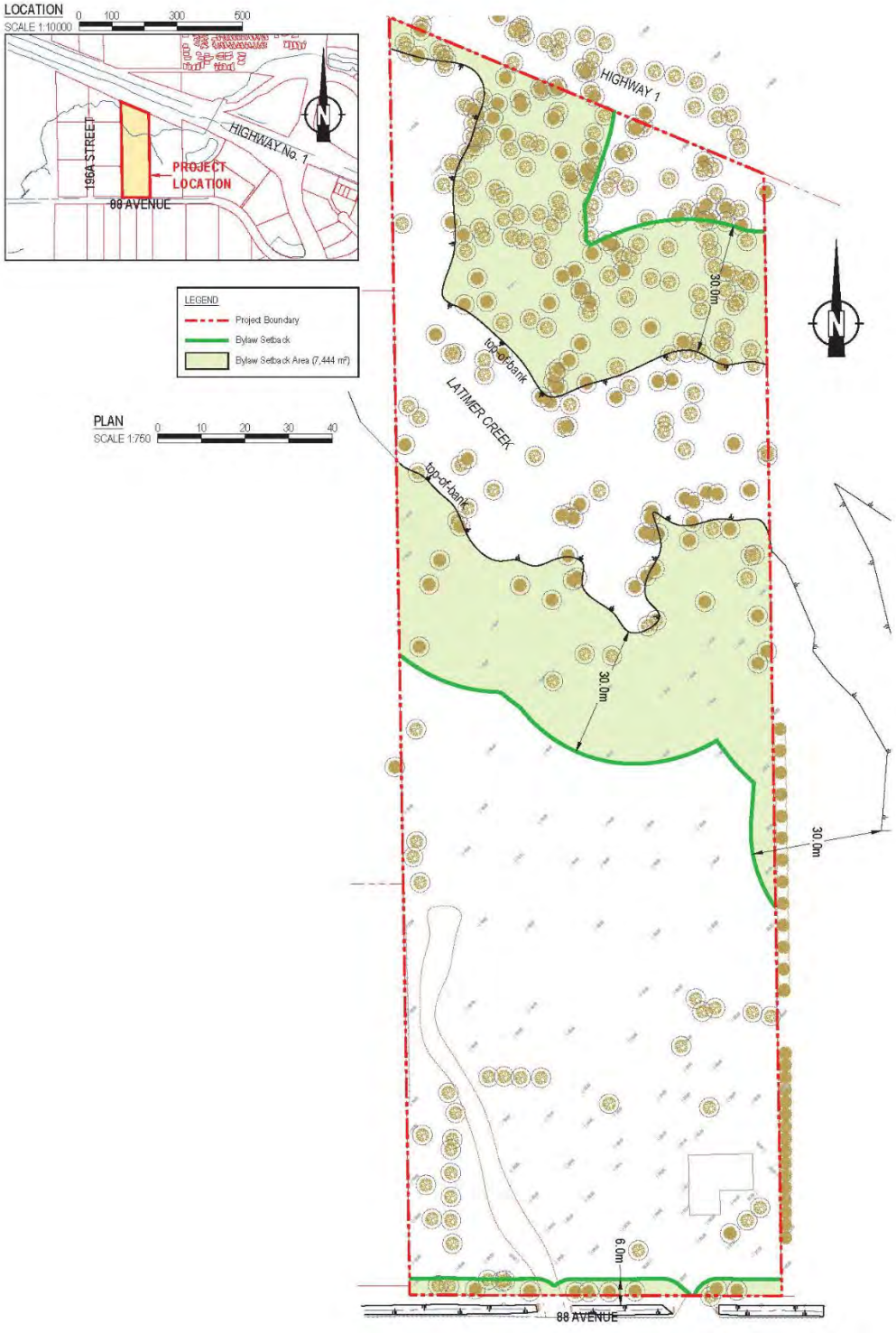
This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS_____DAY OF_____, 2025.

Attachments:

SCHEDULE A	Required Streamside Protection Area
SCHEDULE B	Proposed Streamside Protection Area
SCHEDULE C	Proposed Restoration Plan

SCHEDULE A



REQUIRED STREAMSIDE PROTECTION AREA

SCHEDULE B

Township of Langley
Est. 1873

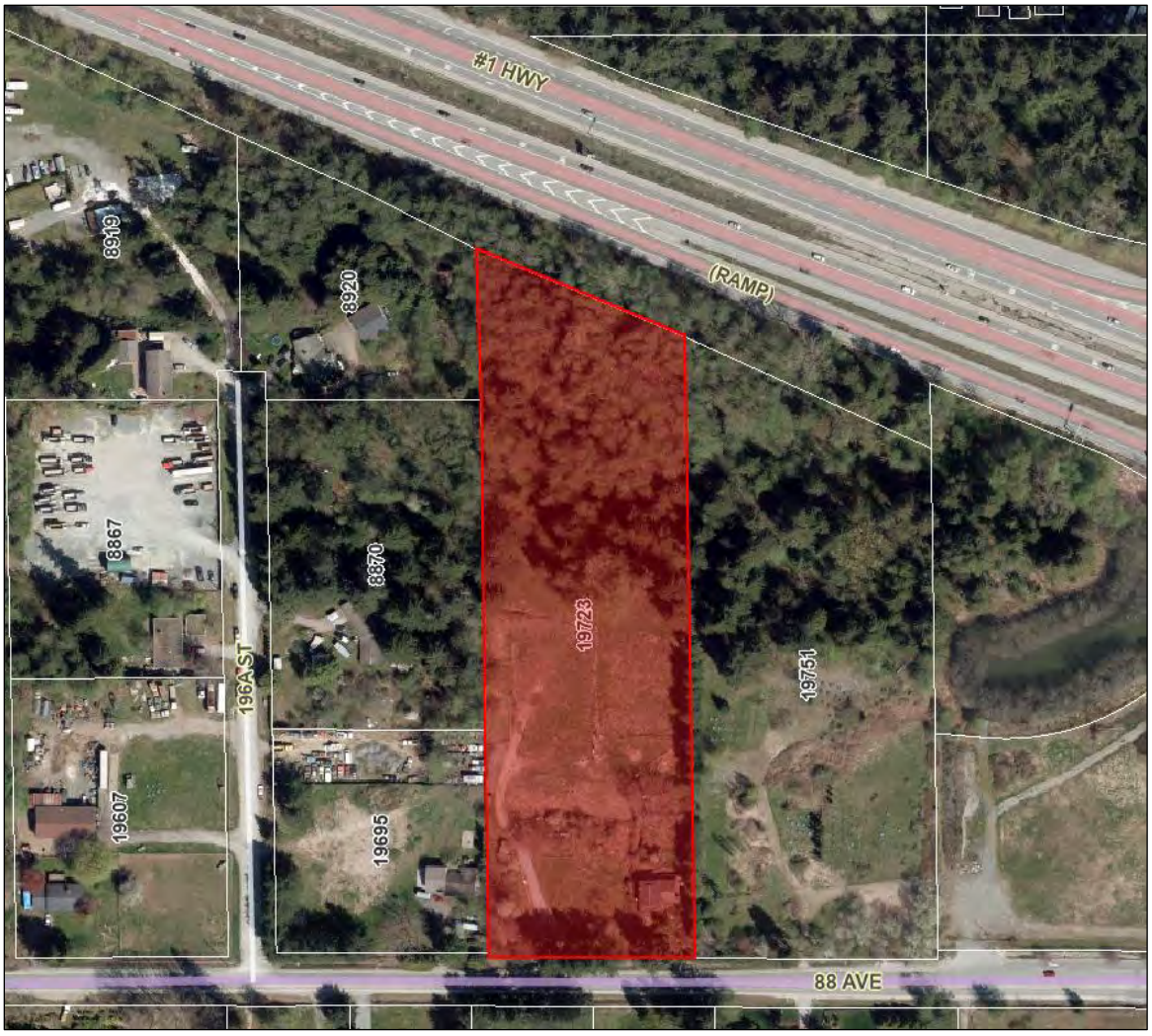
PROPOSED STREAMSIDE PROTECTION AREA

SCHEDULE C

Township of Langley
Est. 1873

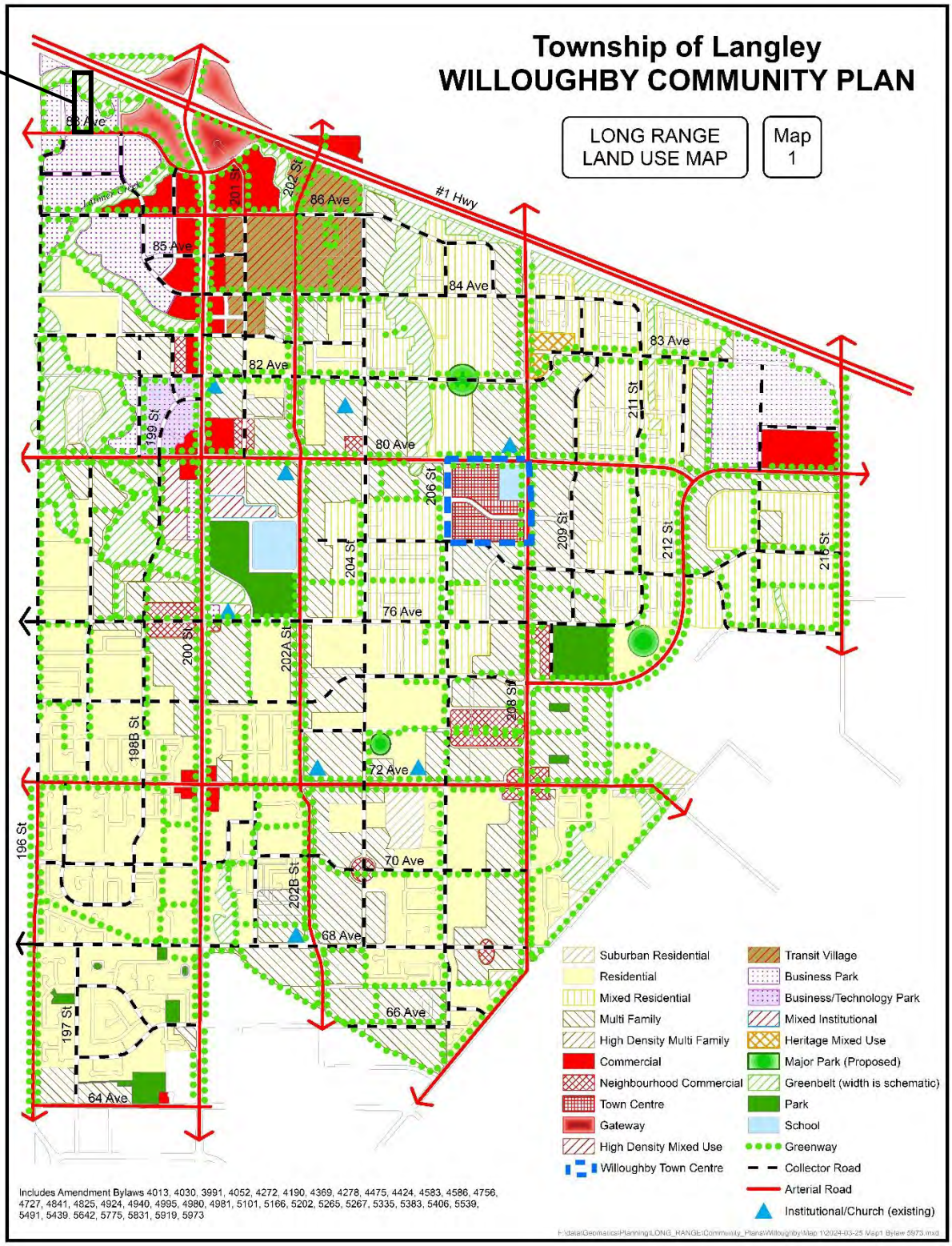
PROPOSED RESTORATION PLAN

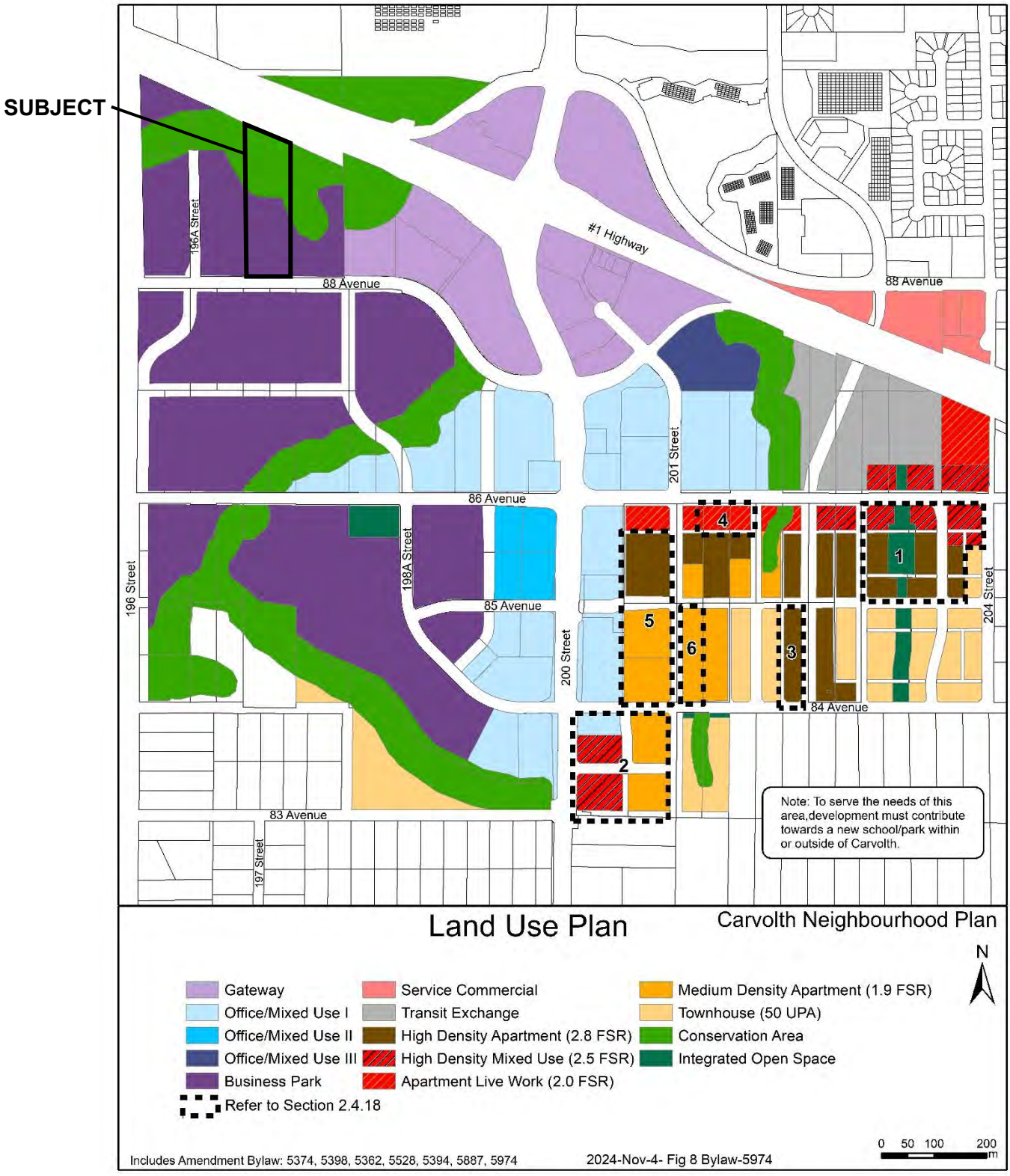
ATTACHMENT B

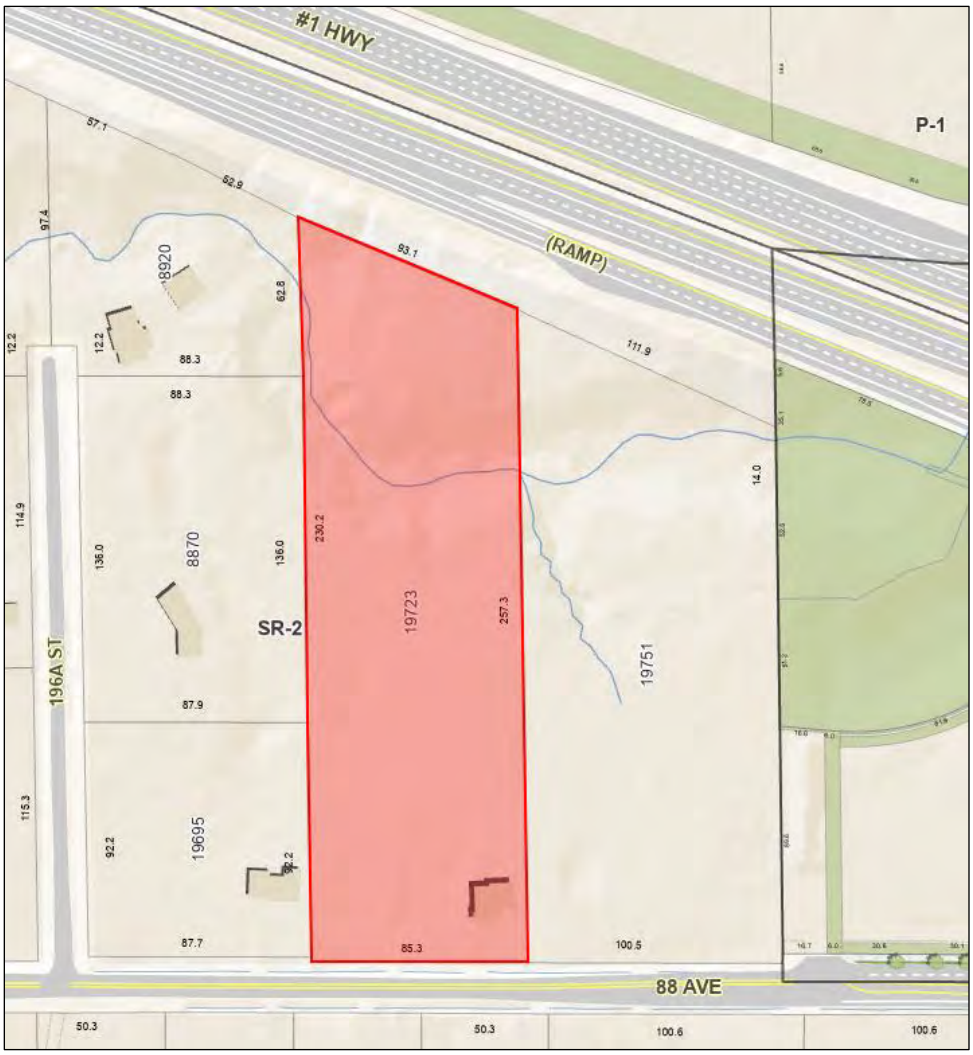


AERIAL PHOTO

SUBJECT

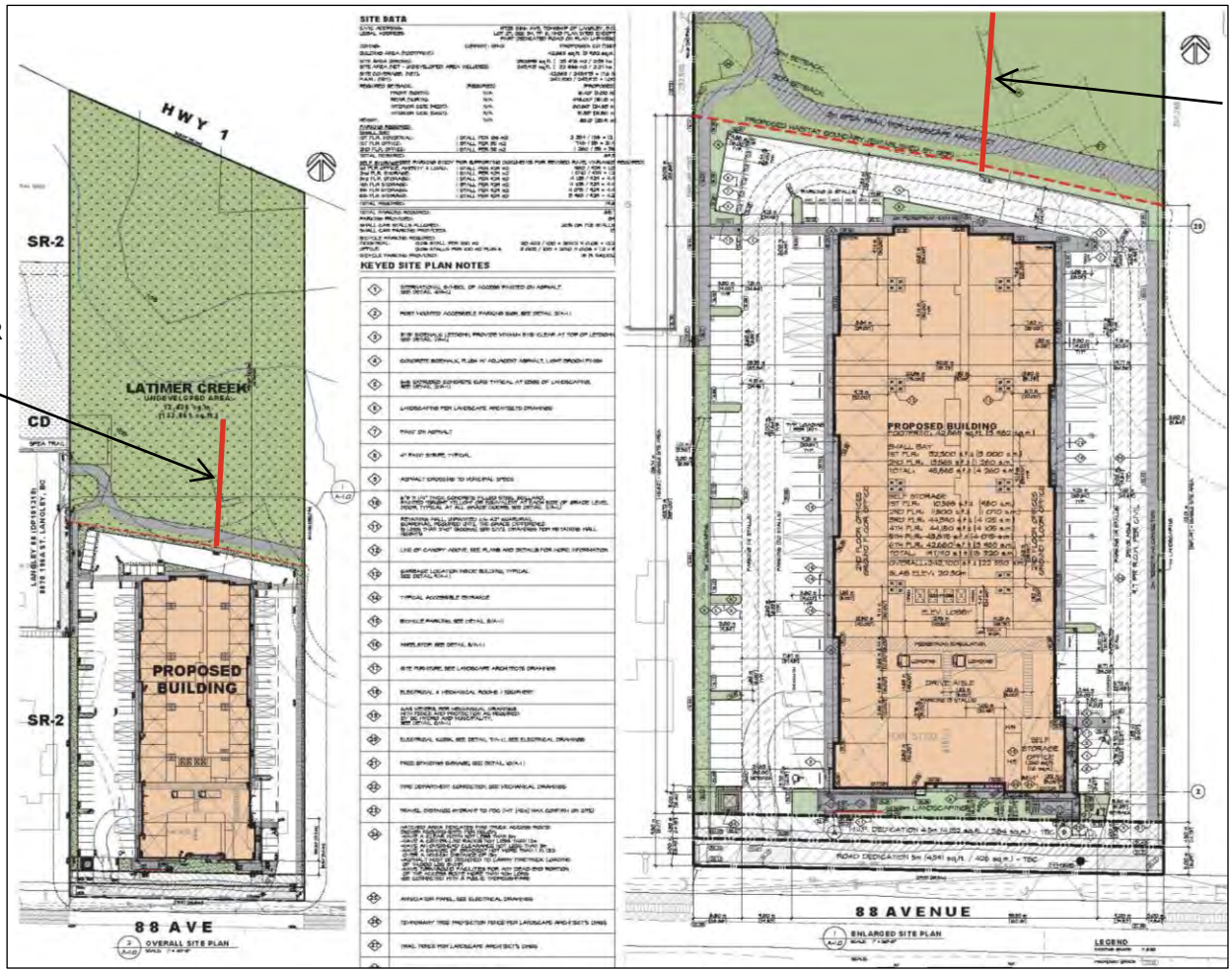

Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential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


SUBJECT
196A Street
88 Avenue
#1 Highway
88 Avenue
201 Street
86 Avenue
196 Street
198A Street
85 Avenue
200 Street
204 Street
84 Avenue
83 Avenue
197 Street
1
2
3
4
5
6
Note: To serve the needs of this area,development must contribute towards a new school/park within or outside of Carvolth.
Land Use Plan
Carvolth Neighbourhood Plan
N
Gateway
Office/Mixed Use I
Office/Mixed Use II
Office/Mixed Use III
Business Park
Refer to Section 2.4.18
Service Commercial
Transit Exchange
High Density Apartment (2.8 FSR)
High Density Mixed Use (2.5 FSR)
Apartment Live Work (2.0 FSR)
Medium Density Apartment (1.9 FSR)
Townhouse (50 UPA)
Conservation Area
Integrated Open Space
0 50 100 200 m
Includes Amendment Bylaw: 5374, 5398, 5362, 5528, 5394, 5887, 5974
2024-Nov-4- Fig 8 Bylaw-5974



ZONING BYLAW NO. 2500

PROPOSED STORMWATER PIPE AND OUTFALL



PROPOSED STORMWATER PIPE AND OUTFALL

SITE PLAN – SUBMITTED BY APPLICANT

Township of Langley

Est. 1873

REPORT TO
MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 – REGULAR MEETING	**REPORT:**	25-25
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-25-0099
SUBJECT:	DEVELOPMENT PERMIT APPLICATIONS NO. 101465 AND NO. 101466 (1094941 BC LTD. / UNIFY CONSULTING / 20882 – 82 AVENUE)		

PROPOSAL:

Development Permit application for two 6-storey apartment buildings containing a total of 178 apartment units and a group children's day care building (including a height variance) at 20882 – 82 Avenue. A Streamside Protection Development Permit has also been submitted to accommodate the development proposal.

RECOMMENDATION SUMMARY:

That Council authorize issuance of Development Permit No. 101465 and Development Permit No. 101466 subject to seven (7) conditions.

RATIONALE:

The proposal is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-145 zoning, with the exception of the height of the proposed day care building.

RECOMMENDATION:

That Council authorize issuance of Development Permit No. 101465 to 1094941 BC Ltd. for property located at 20882 – 82 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 1045.5 – Height of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to permit a maximum building height of two (2) storeys for the group children's day care building.
e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
f. Discharge of restrictive covenant CB154113 (adaptable housing) and registration of a restrictive covenant identifying a minimum of 10% of units required to comply with OCP Schedule 2 Adaptable Housing Requirements.
g. All refuse areas to be located within buildings and / or in enclosures and screened.

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

a. Submission of a site specific on site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
c. On-site landscaping 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 issuance of Development Permit No. 101466 (streamside protection) to 1094941 BC Ltd. for property located at 20882 – 82 Avenue subject to the following conditions:

a. Protection of Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and B to the acceptance of the Township of Langley.
b. 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.
c. 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.
d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

EXECUTIVE SUMMARY:

Unify Consulting, on behalf of 1094941 BC Ltd., has applied for a development permit for two 6-storey apartment buildings containing a total of 178 apartment units and a day care building. Staff are supportive of the development proposal as it is consistent with the Development Permit Area provisions of the Willoughby Community Plan and complies with the site's current Comprehensive Development Zone CD-145 with the exception of the proposed height variance for the day care building. Issuance of Development Permit No. 101465 and Development Permit No. 101466 is recommended subject to seven (7) conditions.

PURPOSE:

The purpose of this report is to provide information and recommendations to Council with respect to Development Permit No. 101465 and Development Permit No. 101466.

REFERENCE:

Agent:	Unify Consulting 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Owner / Applicant:	1094941 BC Ltd. 401, 15336 – 31 Avenue Surrey, BC V3Z 0X2
Legal Description:	Lot B Section 25 Township 8 New Westminster District Plan EPP113586
Location:	20882 – 82 Avenue
Area:	0.86 ha (2.12 ac)
Existing Zoning:	Comprehensive Development Zone CD-145
Willoughby Community Plan:	Multi-Family
Yorkson Neighbourhood Plan:	Medium Density Apartment (1.9 FSR) (Permitted Maximum Building Height of 6 storeys)

BACKGROUND/HISTORY:

- The subject site was part of a previous Official Community Plan Amendment and Rezoning application (ToL Project No. 08-25-0099) for the development of 144 apartment units in two 6-storey buildings and a day care building.
- The previous application included an amendment to the Yorkson Neighbourhood Plan to increase the maximum permitted height of apartment buildings on the site from 4-storeys to 6-storeys.
- As part of the previous application, the subject site was rezoned to Comprehensive Development Zone CD-145 which permits a density of 99 – 198 units per hectare (UPH) (40 – 80 units per acre (UPA)). The OCP amendment and rezoning was granted final reading by Council on July 25, 2022.
- A companion Development Permit (No. 100851) was issued at time of final reading of CD-145.
- Development Permits are valid for up to 2 years from time of issuance. No construction proceeded on the site following the issuance of Development Permit No. 100851 therefore Development Permit No. 100851 expired on July 25, 2024.

DISCUSSION/ANALYSIS:

- Unify Consulting, on behalf of 1094941 BC Ltd., has applied for a new development permit to facilitate construction of two 6-storey buildings containing a total of 178 units plus a day care building.
- The proposed residential uses are consistent with the site's existing Comprehensive Development Zone CD-145 zoning with the exception a proposed variance to increase the height of the day care building from 1-storey to 2-storeys. The proposal is also generally consistent with the form and character of the previous development permit issued by Council.

Adjacent Uses:

	Existing Use	Neigbourhood Plan Designation	Existing Zoning
North	Single Family	Medium Density Apartment (FSR 1.9)	Suburban Residential Zone SR-2
South	Currently under application for a development consisting of 3-storey townhouses and a 4-storey apartment building (ToL Project No. 08-25-0075). This application has been inactive for a number of years.	Medium Density Apartment (FSR 1.9)	Suburban Residential Zone SR-2
West	208 Street, beyond which is Polygon Union Park with four 6-storey apartment buildings fronting 208 Street and 82 Avenue and 4-storeys in height at the westerly portion of the site (ToL Project No. 08-26-0135)	Medium Density Apartment (FSR 1.9)	Comprehensive Development Zone CD-123
East	Currently under application for a 3-storey townhouse development (ToL Project No. 08-25-0083). This application has been inactive for a number of years.	Single Family Mixed Residential; and Medium Density Apartment (FSR 1.9)	Suburban Residential Zone SR-2

Development Permit No. 101465 (Apartment):

- The site is designated Development Permit Area B in the Willoughby Community Plan.
- Proposed Development Permit No. 101465 is attached to this report (Attachment B) and includes renderings, site plans, building elevations, tree and landscaping plans.
- The project is comprised of two 6-storey apartment buildings containing a total of 178 apartment units. A daycare building is also proposed central to the site between the proposed apartment buildings, as permitted by the CD-145 zone.
- Temporary vehicular access to the site is proposed from 82 Avenue. Ultimately vehicular access from 82 Avenue is to be closed with access to the site via a cross access easement (agreement) through the property to the north at the eastern end of the subject site to a realigned 82 Avenue. The property to the north is currently not under application and no vehicular access is permitted from 208 Street.
- Section 1045.5 – Height of Buildings and Structures of Township of Langley Zoning Bylaw 1987 No. 2500 specifies:

  "Except as provided for in Section 104.5 the height of principal buildings and structures shall be a maximum of six (6) storeys for apartments and a maximum of one (1) storey for the group children's day care. The height of accessory buildings and structures shall not exceed 3.75m or one (1) storey, whichever is lesser."

- The applicant has proposed to vary this section of the Zoning Bylaw to permit a 2-storey building for the group children's day care building, exceeding the maximum permitted height of 1-storey for the group children's day care building. The applicant has provided the following rationale:

  "The second level allows us to provide an increased daycare capacity and additional indoor amenity space without expanding the site footprint. This aligns with the community's increasing demand for childcare facilities and supports an efficient use of the site."

Development Permit No. 101466 (Streamside Development Permit):

- A Class B (yellow-coded) constructed watercourse is located along the northern boundary of the subject site.
- OCP Schedule 3 designates a 15 m wide SPEA adjacent to the watercourse and, as shown in Schedule A of Attachment C, the required SPEA encompasses approximately 2,901 m^2 (31,226 ft^2) on the subject site.
- As shown in Schedule B of Attachment C, the applicant has submitted a proposal to provide approximately 1,826 m^2 (19,655 ft^2) of SPEA. While the proposed quantity of SPEA is reduced, the applicant's proposal includes a comprehensive restoration and enhancement effort that exceeds minimum OCP Schedule 3 requirements for plant sizing. Additionally, the proposal provides increased base flows through the watercourse which increase SPEA contributions to downstream fish habitats. The increased restoration and enhancement effort responds to the SPEA reduction by providing higher functioning SPEA.
- Staff note that Class B (yellow-coded) watercourses are located on adjacent properties to the south (8184 – 208 Street) and east (8170 – 208 Street). As shown in Schedule A of Attachment C, the 15 m wide SPEAs associated with these watercourses currently extend onto the subject site. However, off-site watercourses will be relocated as part of future development on adjacent lands (ToL Project No. 08-25-0075) as previously negotiated with Fisheries and Oceans Canada. Upon completion of watercourse relocation works, SPEAs associated with those watercourses would no longer extend on to the subject site. In anticipation of future works, SPEAs are not required along the south and east boundaries of the project site.

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 Trees Post Development
0	0	58	79	86

- Street trees were secured as part of the overall rezoning of the larger site.
- The landscape plans propose plantings of trees, shrubs and groundcovers around the perimeter of the site.

Policy Considerations:

The proposed development complies with Development Permit Area provisions of the Willoughby Community Plan and complies with the site's Comprehensive Development CD-145 zoning with the exception of the proposed height increase to the group children's day care building from 1- to 2-storeys. Council consideration of the Development Permit must be based on the form, character and siting of the proposal. Staff recommend that Development Permits No. 101465 and 101466 be issued as attached.

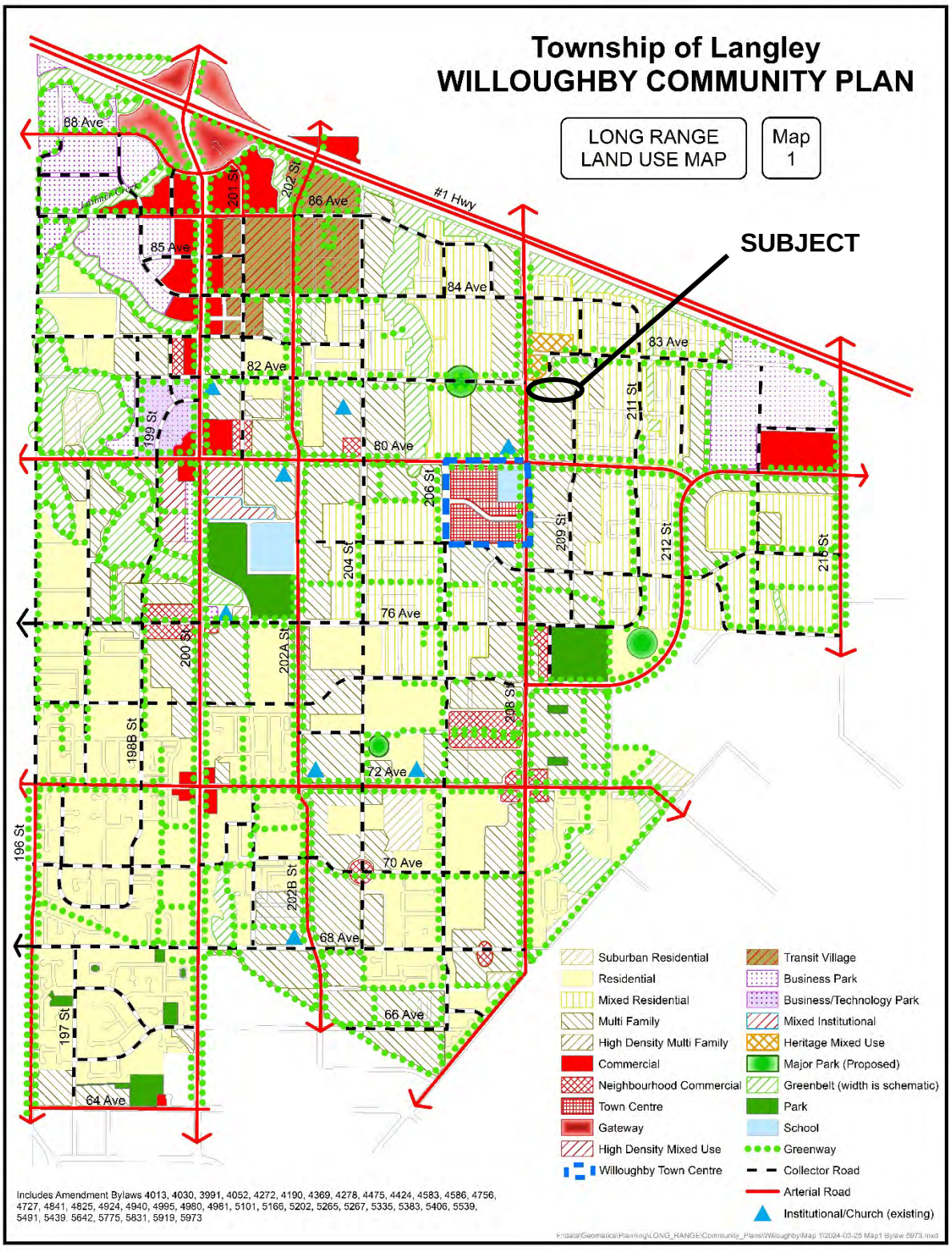
Respectfully submitted,

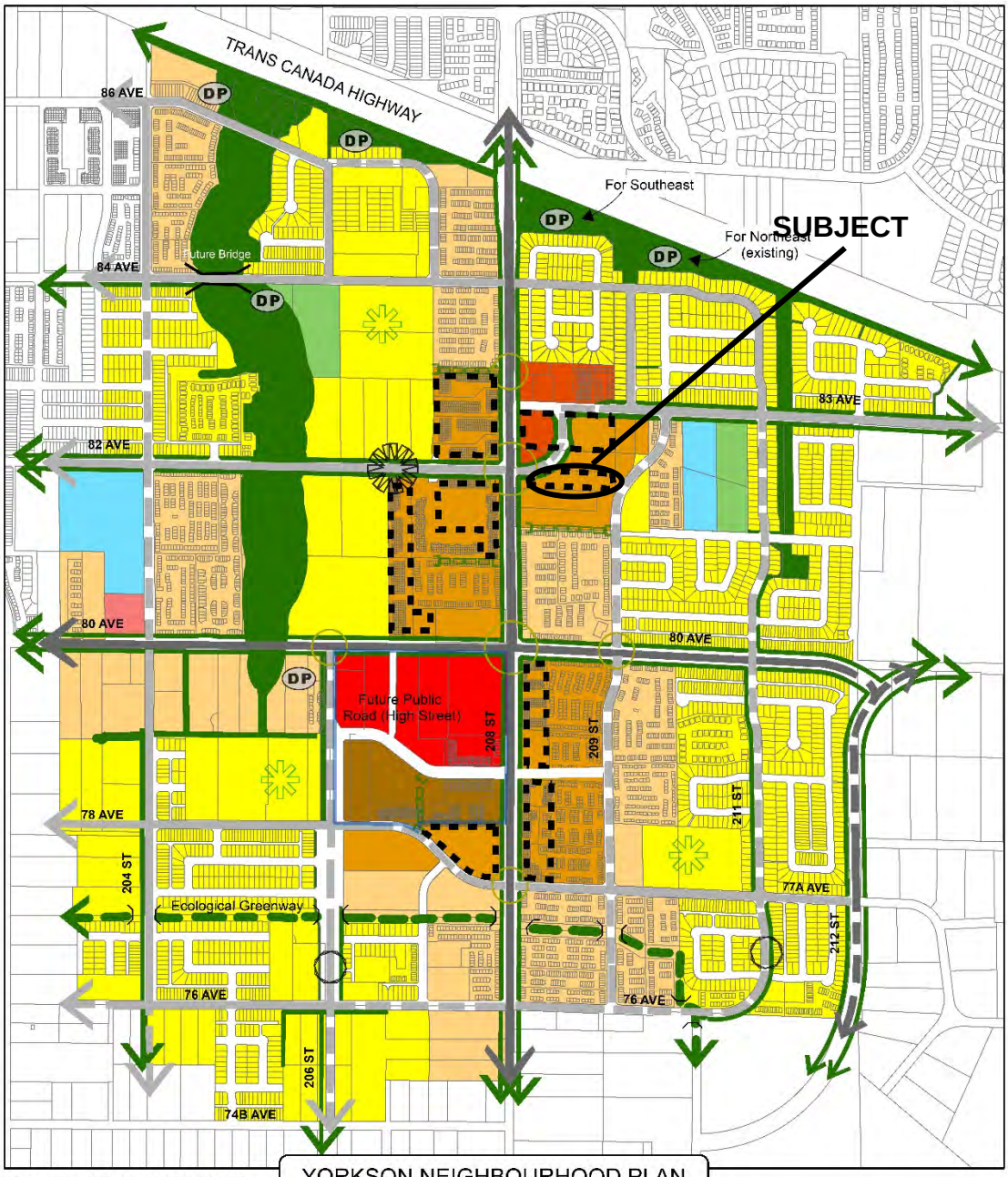
Colin Moore
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

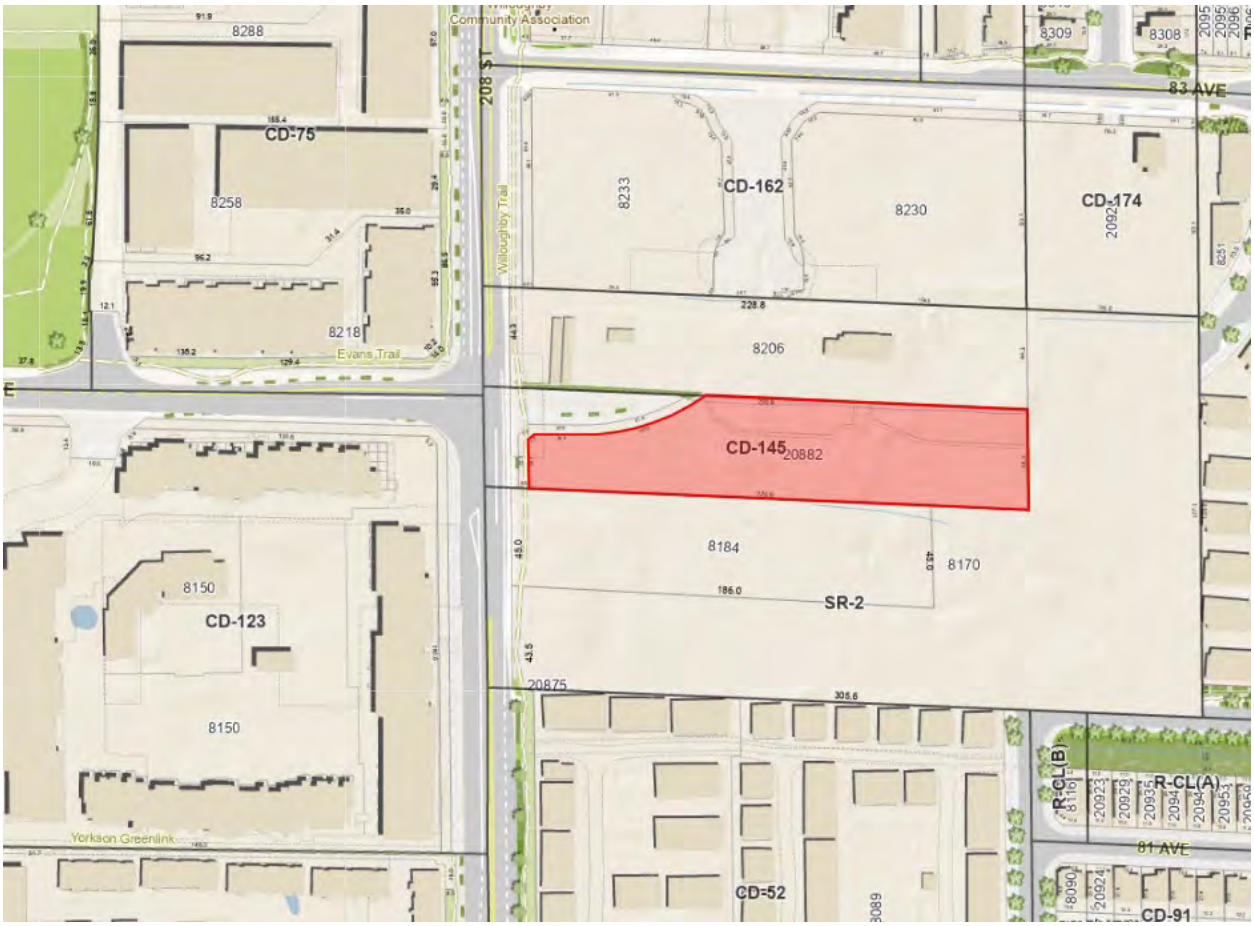
ATTACHMENT A	Maps and Graphics
ATTACHMENT B	Development Permit No.101465
ATTACHMENT C	Development Permit No.101466

ATTACHMENT A

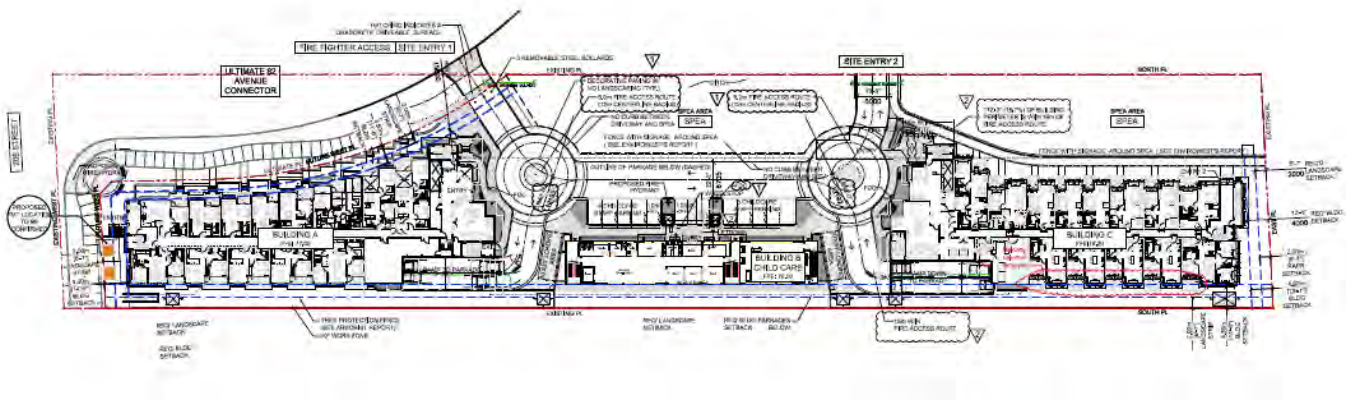
AERIAL PHOTO


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


TRANS CANADA HIGHWAY
SUBJECT
For Southeast
For Northeast (existing)
Future Bridge
86 AVE
84 AVE
83 AVE
82 AVE
80 AVE
78 AVE
77A AVE
76 AVE
74B AVE
Future Public Road (High Street)
208 ST
209 ST
211 ST
212 ST
204 ST
206 ST
Ecological Greenway
DP
Last Amended by Bylaw No. 5831 Sept. 26, 2023
YORKSON NEIGHBOURHOOD PLAN
MAP 1 - LAND USE CONCEPT
Town Market Commercial (FSR 2.85)
Town Market Mixed Use (FSR 2.85)
Low Density Mixed Use (FSR 0.95 FSR)
Neighbourhood Commercial
Medium Density Apartment (FSR 1.9)
Townhouse (22 UPA)
Single Family Mixed Residential (10 UPA)
Institutional
Park
Greenway
There is a need for detention ponds to service development. The size, location and design of each site is yet to be determined.
There is need for a Community Park and Secondary School to serve Yorkson.The size, location and design of each site is yet to be determined.
There is need for a Neighbourhood Park and Elementary School to serve this quadrant of Yorkson. The location and design of each site is yet to determined.
There is need for a Pocket Park to serve this quadrant of Yorkson. The location and design of each site is yet to be determined.
Greenway
Greenlink and Commons
Willoughby Town Centre
Arterial Road
Collector Road
Wildlife Tunnel
Gateways
Permitted Maximum Building Height of 6 storeys
Yorkson_Map1_LandUseConcept_Bylaw_5831-Sept 25-2023



ZONING BYLAW NO. 2500



SITE PLAN – SUBMITTED BY APPLICANT

RENDERINGS – SUBMITTED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT B**

Development Permit No. 101465

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

1. NAME: 1094941 BC Ltd.

   ADDRESS: 401, 15336 – 31 Avenue
   Surrey BC V3Z 0X2

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 B Section 25 Township 8 New Westminster District Plan EPP113586

   CIVIC ADDRESS: 20882 – 82 Avenue

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

   a. 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 1045.5 – Height of Buildings and Structures of Township of Langley Zoning Bylaw No. 2500 being varied to permit a maximum building height of two (2) storeys for the group children's day care building.
   e. Rooftop mechanical equipment to be located so that it is not visible or alternatively screened from view by compatible architectural treatments.
   f. Discharge of restrictive covenant CB154113 (adaptable housing) and registration of a restrictive covenant identifying a minimum of 10% of units required to comply with OCP Schedule 2 Adaptable Housing Requirements.
   g. All refuse areas to be located within buildings and / or in enclosures and screened.

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

   a. Submission of a site specific on site servicing and stormwater management plan in accordance with Subdivision and Development Servicing Bylaw No. 5382.
   b. Completion of an erosion and sediment control plan and provision of security in accordance with the Erosion and Sediment Control Bylaw.
   c. On-site landscaping 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 _____, 2025.

Attachments:

SCHEDULE A Architectural Drawings
SCHEDULE B Landscaping Drawings

UNISON 178-UNIT MULTI-FAMILY DEVELOPMENT

20848- 82nd AVENUE, LANGLEY, BC

VEN architecture
UNIT 302 - 32555 SIMON AVENUE,
ABBOTSFORD, BC. V2T 4Y2
T. 604-556-4582 WWW.VENARCH.CA

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PROJECT CONTACTS

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SURREY, B.C. V3Z 0X2

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HUB ENGINEERING INC.
#212 - 12992 76 AVE
SURREY, B.C. V3W 2V6
Tel: 604-572-4328 Attn: Jakub Czoch
Mob: 604-219-1057 Email: jakub@hub-inc.com

ARCHITECT
VEN ARCHITECTURE INC.
Unit 302 - 32555 Simon Avenue,
ABBOTSFORD, B.C. V2T 4Y2
Tel: 604-556-4582 Attn: Wayne Venables
Fax: - Email: waynev@venarch.ca

GEOTECHNICAL
BRAUN GEOTECHNICAL LTD.
#102 - 19049 95A Ave,
SURREY, B.C. V4N 4P3
Tel: 604-513-4190 Attn: Harman Dhillon
Fax: 604-513-4195 Email: harman@braungeo.com

STRUCTURAL
WEILER SMITH BOWERS - CONSULTING LTD.
#118 -3855 HENNING DRIVE
BURNABY, B.C. V5C 6N3
Tel: 604-294-3753 Attn: Darryl Bowers
Fax: Email: bowers@wsb-eng.com

ENVIRONMENTAL
ENVIROWEST CONSTULTANTS INC.
#101 - 1515 Broadway Street,
PORT COQUITLAM, B.C. V3C 6M2
Tel: 604-944-0502 Attn: Savannah Hopton
Fax: 604-944-0507 Email: hopton@envirowest.ca

LANDSCAPE
PMG LANDSCAPE ARCHITECTS LTD.
C100 4185 STILL CREEK DRIVE
BURNABY, B.C. V5C 6G9
Tel: 604-294-0011 ext 116 Attn: Caelan Griffiths
Fax: Email: caelan@pmglandscape.com

ARBORIST
DIAMOND HEAD CONSULTING LTD
3559 COMMERCIAL ST,
VANCOUVER, B.C.
Tel: 604-733-4886 Attn: Max Rathburn
Fax: Email: max@diamondheadconsulting.com

ARCHITECTURAL DRAWING INDEX

A0.00 COVER SHEET
A0.01 PROJECT INFORMATION
A0.02 BUILDING STATS
A0.03 DETAILED PARKING STALL CALCULATION
A0.04 TOPOGRAPHICAL SURVEY
A0.05 IN TERIM & ULTIMATE SITE PLANS
A0.06 IN TERIM & ULTIMATE FIRERIGHTING DIAGRAMS
A0.07 IN TERIM SITE PLAN ENLARGED

A2.01 PARKADE - LEVEL P1 WEST
A2.02 PARKADE - LEVEL P1 MIDDLE
A2.03 PARKADE - LEVEL P1 EAST
A2.04 PARKADE - LEVEL P2 WEST
A2.05 PARKADE - LEVEL P2 MIDDLE
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A2.07 PARKADE - LEVEL P3 EAST

A2.21 WEST BLDG 'A' - LEVEL 1
A2.22 WEST BLDG 'A' - LEVEL 2
A2.23 WEST BLDG 'A' - LEVEL 3
A2.24 WEST BLDG 'A' - LEVEL 4
A2.25 WEST BLDG 'A' - LEVEL 5
A2.26 WEST BLDG 'A' - LEVEL 6
A2.27 WEST BLDG 'A' - ROOP PLAN

A2.31 EAST BLDG 'C' - LEVEL 1
A2.32 EAST BLDG 'C' - LEVEL 2
A2.33 EAST BLDG 'C' - LEVEL 3
A2.34 EAST BLDG 'C' - LEVEL 4
A2.35 EAST BLDG 'C' - LEVEL 5
A2.36 EAST BLDG 'C' - LEVEL 6
A2.37 EAST BLDG 'C' - ROOF PLAN

A2.41 DAY CARE - LEVEL 1, 2 & ROOF PLAN

A4.01 WEST BLDG 'A' - ELEVATIONS
A4.02 WEST BLDG 'A' - ELEVATIONS
A4.03 EAST BLDG 'C' - ELEVATIONS
A4.04 EAST BLDG 'C' - ELEVATIONS
A4.05 DAY CARE 'B' - ELEVATIONS
A4.06 DAY CARE 'B' - PERSPECTIVES

SCHEDULE A

NO.	DATE (m/d/y)	DESCRIPTION
	01.24.25	DP RESUBMISSION TO ToL
	12.04.24	DP RESUBMISSION TO ToL
	11.07.24	BP RESUBMISSION TO ToL
	11.05.24	DP RESUBMISSION TO ToL

REVISIONS:

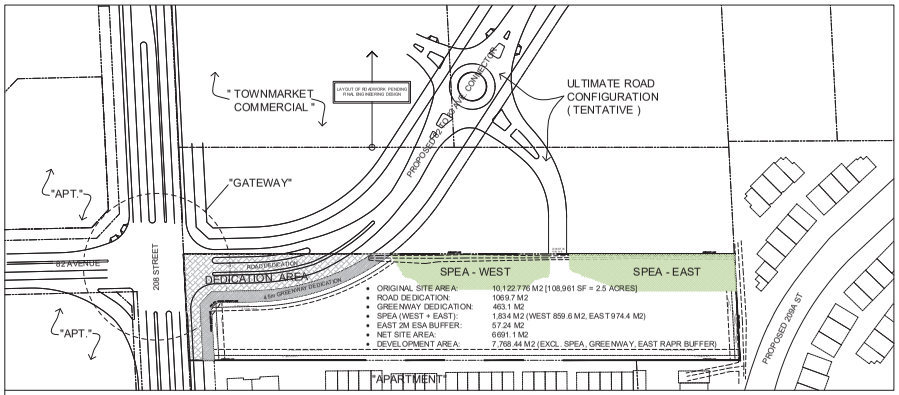
PROJECT NAME:
UNISON: MULTI-FAMILY DEVELOPMENT

PROJECT ADDRESS:
20882 - 82nd AVENUE,
LANGLEY, BC

SEAL:
ARCHITECTS ASSOCIATION OF BRITISH COLUMBIA
2025-01-24
Wayne Venables, Architect AIBC

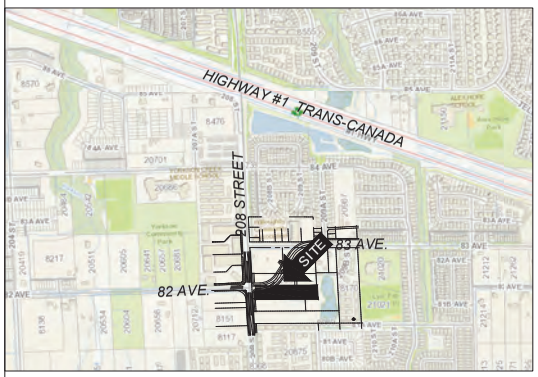
DRAWING TITLE:
COVER SHEET

DRAWN:	DATE:
IFA	NOV 05 2024
SCALE:	CHECKED:
AS NOTED	
PROJECT NO.	SHEET NO.
23007	A0.00



PARCELING CONCEPT & LAND USE INFO

SCALE: 1" = 80'



LOCATION PLAN (YORKSON NEIGHBOURHOOD)

SCALE: 1" = 600'

CONTEXT PLAN

SCALE: 1" = 300'

PROJECT DESCRIPTION

A REZONING TO CD IS PROPOSED FOR THIS 2.5 ACRE SITE (NET 2.1 AC) TO PERMIT A 178 UNIT RESIDENTIAL DEVELOPMENT IN THE 'YORKSON' NEIGHBOURHOOD (71.2 UPA). THE SUBJECT SITE IS REQUIRED TO PROVIDE ROAD AND GREENWAY DEDICATIONS WEST OF THE SITE (AT 208 STREET) AND AT THE NORTH EDGE TO ACCOMODATE A NEW, S-CURVED, 82/83 CONNECTOR ROAD.

THE PROJECT HAS 4 COMPONENTS: (1) AN 89-UNIT 6-STOREY FRAMED WEST BUILDING, (2) AN 89-UNIT 6-STOREY FRAMED EAST BUILDING, (3) A SINGLE-STOREY CHILDRENS DAYCARE AMENITY BUILDING, OVER A (4) TWO AND A HALF-LEVEL U/G PARKADE.

BEFORE THE ULTIMATE CONNECTOR ROAD IS IN PLACE, THE INITIAL SITE ACCESS WILL BE PROVIDED BY A SHORT-TERM ACCESS ROAD FROM 208 ST (AT THE WEST END). ULTIMATELY, THIS WILL BE A RIGHT-IN, RIGHT-OUT SITE ACCESS POINT, AND A NEW FULLY TWO-WAY ACCESS WILL BE PROVIDED FROM THE NORTH TO A MID-SITE ACCESS POINT. A NEW PEDESTRIAN ONLY ACCESS POINT IS EXPECTED AT THE EAST END, ACROSS THE FUTURE EAST DEVELOPMENT, TO ULTIMATELY LINK TO THE FUTURE 209A STREET.

PROJECT DEVELOPMENT DENSITY, RESIDENT/VISITOR PARKING, AND AGE-FRIENDLY OUTDOOR AMENITY AREA (AFAA) MEET CURRENT BYLAW REQUIREMENTS. A 2M LANDSCAPE STRIP/BUFFER IS PROVIDED AT THE PERIMETER OF THE NET SITE. NO ZONING VARIANCES ARE SOUGHT.

IN RESPONSE TO THE WATERCOURSE (DITCH) AT THE NORTH PL, THE PROJECT WILL PROTECT AND ENHANCE TWO SPEA AREAS THAT WILL BE SEPARATED BY THE NORTH ACCESS DRIVE AISLE, BUT CONNECTED BY A CULVERT. AT THE EAST EDGE, A 2M 'NO-TOUCH' STRIP WILL BE PROTECTED UNTIL THE EAST PROPERTY IS DEVELOPED AND THE TWO OFFSITE WATERCOURSES (SOUTH, EAST) ARE REMOVED.

RESIDENTIAL UNIT SUMMARY:

UNIT TYPE	BLDG WEST	BLDG EAST	BOTH BLDGS
STUDIO	15	15	30
1-BR-ADAPTABLE	9	9	18
1-BR	23	3	26
1-BR + DEN	12	38	50
2-BR	28	10	38
2-BR + DEN	0	5	5
3-BR	2	9	11
TOTAL	89	89	178 UNITS

GROSS FLOOR AREA BREAKDOWN:

BUILDING A (WEST)	NO. UNITS	GROSS (SF)	GROSS (M2)
LEVEL 6	8 (1 ADAPT)	7,325	680.5
LEVEL 5	17 (2 ADAPT)	13,184	1,224.8
LEVEL 4	17 (2 ADAPT)	13,184	1,224.8
LEVEL 3	17 (2 ADAPT)	13,182	1,224.6
LEVEL 2	17 (2 ADAPT)	13,185	1,224.9
LEVEL 1	13	12,461	1,157.7
TOTAL	89 (9 ADAPT)	72,521	6,737.4
BUILDING C (EAST)	NO. UNITS	GROSS (SF)	GROSS (M2)
LEVEL 6	8 (1 ADAPT)	8,589	797.9
LEVEL 5	17 (2 ADAPT)	13,617	1,265.1
LEVEL 4	17 (2 ADAPT)	13,617	1,265.1
LEVEL 3	17 (2 ADAPT)	13,624	1,265.7
LEVEL 2	17 (2 ADAPT)	13,700	1,272.8
LEVEL 1	13	12,856	1,194.4
TOTAL	89 (9 ADAPT)	76,003	7,060.9
PARKADE	NO. SPACES	GROSS (SF)	GROSS (M2)
LEVEL P1	112	55,325	5,139.9
LEVEL P2	114	55,236	5,131.6
LEVEL P3	38	18,248	1,695.3
TOTAL	264	128,809	11,966.7

AMENITY BUILDING B		
CHILD CARE	5,893 SF	548 M2
GYM	2,593 SF	240 M2
TOTAL	8,481 SF	788 M2

NOTE 1: GROSS FLOOR AREA IS MEASURED TO THE SHEATHING FACE OF THE EXTERIOR WALL AND/OR TO THE OUTSIDE OF CONCRETE WALLS AND CURTAIN WALL SYSTEMS

NOTE 2: FSR CALCULATIONS DO NOT INCLUDE PARKADE AREAS

ZONING INFORMATION

CIVIC ADDRESS	8192 208 STREET, TOWNSHIP OF LANGLEY	
LEGAL DESCRIPTION	LOT 34, SEC 25, TOWNSHIP 8, NWD, PLAN 48812	
PID:	004-709-667	
TOL COMMUNITY	WILLOUGHBY (DP AREA "B")	
TOL NEIGHBORHOOD	YORKSON (APARTMENT/LAND USE DESIGNATION)	
GHG DP AREA:	NO	
ZONING (TARGET)	COMPREHENSIVE DEVELOPMENT ZONE CD-145	
MIN. LOT AREA:	2500 M2	
SITE AREA (ORIG)	10,122.776 M2 [108,961 SF, 2.50 ACRES]	
DEDICATION AREA:	1,532.8 M2 = 1,069.7 M2 (ROAD) + 463.1 (GREENWAY)	
SPEA AREA:	1,834.0 M2 = 859.6 (WEST) + 974.4 M2 (EAST)	
EAST 2M TEMP. BUFFER:	57.4 M2	
NET BUILDABLE AREA:	6691.1 M2 [72,022 SF]	
	PERMITTED	PROPOSED
USES:	INCL APARTMENTS, CHILDCARE	APTS, CHILDCARE
DENSITY:	99 - 198 UPH (40 - 80 UPA)	71.2 UPA
LOT COVERAGE:	55% MAX	40%
BUILDING SETBACKS:	MIN. 3.5 M - NORTH (82 AVE.)	3.5 M
	MIN. 4.5 M - WEST (208 ST)	4.5 M
	MIN. 4.5 M - SOUTH	4.5 M
	MIN. 4.5 M - EAST	4.5 M
BUILDING HEIGHT:	6 STOREY: BLDGS 1 & 2	6-STOREY
	1 STOREY: DAYCARE BLDG	1-STOREY
	3 STOREY: PARKADE	3-STOREY
OFF-STREET PARKING:	258 SPACES (2.5ZR + 6 DAYCARE)	276 SPACES
[SEE A0.03 FOR DETAILS]	> STUDIOS: 30 (.30 x 1.0/UNIT)	> PARKADE: 264 SP
	> NON-STUDIOS: 222 (148 x 1.5/UNIT)	> AT GRADE: 12 SP
	> VISITOR: 26 SPACES (10% OF 252)	> 4 SML VISITOR
	> CHILD CARE: 5 STAFF + DROPOFF	> 24 ACS TOTAL
EV CHARGING:	REQUIRE 1 SPACE PER DWELLING	178 MIN.
	REQUIRE 20% OF CHILDCARE SPACES	2 SPACES
	> ENERGIZED OUTLETS TO LEVEL 2+	
ACCESSIBLE PARKING:	1 PER ADAPT UNIT + 1 PER 50 STALLS)	24 ACC SPACES
SMALL CARS:	MAX 20% OF VISITOR SPACES	NONE SMALL
LOADING:	N/A	2 LOADING SPACE
BICYCLES:	TOTAL 220 SPACES + CHILDCARE	220+ (TBD)
	> RESID: 220 (6 + UNITS*1.2 SECURED)	220 (TBD)
	> CHILDCARE: 4 PER CLASSROOM	TBD
FLOOD CONTROL:	BUILD ABV FLOOD CONSTR'N LEVEL	COMPLIES
ADAPTABLE HOUSING:	18 UNITS (MIN 10% OF 178 UNITS)	18 UNITS
ENERGY:	TO ENERGY STEP CODE LEVEL 3	LEVEL 3
LANDSCAPING:	2.0 M LANDSCAPE SCREEN AT P.L.	PER SECT 111
AFAA AREAS:	712 M2 TOTAL	720.9 M2
	BLDG 1 (WEST) - 356 M2 (89 x 4 M2)	362.1 M2
	BLDG 2 (EAST) - 356 M2 (89 x 4 M2)	358.8 M2
ENVIRONMENTAL:	REQUIRES SPEA-DP APPLICATION	REPORT MAY 9/22
	> 3 CLASS B WATERCOURSES	
	> IMPACT OF ONSITE NORTH DITCH	2 SPEA AREAS
	> IMPACT OF OFFSITE S & E DITCHES	EAST 2M BUFFER

LANGLEY BASIC ADAPTABLE HOUSING:

CIRCULATION: STAIRLIFT OR STACKED CLOSETS WITH KNOCKOUT FLOOR SPACE OF 900mm x 1200mm FOR FUTURE RESIDENTIAL ELEVATOR.

PARKING: ONE 3.7m WIDE PARKING SPACE FOR EACH ADAPTABLE UNIT.

DOOR & DOORWAYS: MAXIMUM 13mm RISE AT THRESHOLD; MIN. 800mm CLEAR OPENING FOR ALL INTERIOR DOORS, ALL ENTRY DOORS TO EVERY UNITS, AND DOORS IN COMMON AREAS(SWING DOOR).

MANEUVERING SPACE AT DOORWAYS: 1220mm x WIDTH OF DOOR PLUS 600mm CLEAR SPACE ON LATCH SIDE OF PULL DOOR DIRECTION; 1220mm x WIDTH OF DOOR PLUS 300mm CLEAR SPACE ON LATCH SIDE OF PUSH DOOR.

CORRIDOR WIDTHS: MINIMUM 1100mm.

WINDOWS: 750mm MAXIMUM WINDOW SILL HEIGHT ABOVE FLOOR; MINIMUM 1 OPENABLE WINDOW WITH SINGLE HAND.

OUTLETS & SWITCHES: LIGHT SWITCHES, THERMOSTATS, INTERCOM BUTTONS LOCATED 900-1200 MM FROM FLOOR; OUTLETS AND TELEPHONE JACKS LOCATED 455-1200 MM FROM FLOOR; OPERABLE PART OF CONTROLS LOCATED 750 MM FROM FLOOR; 1 ELEC OUTLET ON INSIDE AND OUTSIDE OF FRONT DOOR; ROCKER /PADDLE TYPE SWITCHES; ELECTRICAL PANEL MAXIMUM 1371 MM ABOVE FLOOR.

BATHROOMS: ONE ACCESSIBLE BATHROOM ON PRIMARY BEDROOM LEVEL AND ONE ACCESSIBLE HALF BATHROOM ON MAIN LIVING LEVEL

a) A TOILET POSITIONED WITH THE CENTRE LINE OF THE TOILET 420-480 MM FROM A SIDE WALL ON WHICH A GRAB BAR CAN BE INSTALLED & 1020 MM MIN CLEAR FLOOR AREA ON THE NON-GRAB BAR SIDE OR IN FRONT OF THE WC

b) 760 MM x 1350 MM CLEAR FLOOR AREA AT SINK

c) 800 MM x LENGTH OF TUB CLEAR FLOOR AREA AT TUB

d) STRUCTURAL REINFORCEMENT AT FUTURE WALL LOCATIONS OF GRAB BARS

KITCHEN: CLEAR KNEE SPACE AREA UNDER WORKSPACE / UNDER COUNTER (STOVE, SINK & MINIMUM 810mm WIDE UNDER COUNTER SPACE)

BEDROOM & CLOSET: 1500mm TURNING DIAMETER ON ONE SIDE OF BED; CLOTHES CLOSET OPENING OF 900mm, 750mm x 1200mm CLEAR FLOOR SPACE AT CLOSET; CLOTHES HANGER ROD AND SHELF CAPABLE OF BEING LOWERED TO 1200mm.

PATIOS & BALCONIES: 800 MM CLEAR DOOR OPENING; MIN 1500 MM x 1500 MM AT BALCONY OR PATIO.

ALTERNATE SOLUTIONS (2)

ALTERNATE SOLUTION #1: PROTECTION OF EXIT FACILITIES

BACKGROUND: THE CURRENT DESIGN HAS INSTANCES WHERE SOME OF THE 8 EXITS ARE COMPROMISED BY GLAZED OPENINGS PER 3.2.3.13 (2).

SOLUTION: AT THOSE INSTANCES, PROVIDE WATER CURTAIN SYSTEM PROTECTION AS PART OF THE SUPPLIED WET SPRINKLER SYSTEM

ALTERNATE SOLUTION #2: FIRE ALARM SEQUENCING

BACKGROUND: UNDER CURRENT CODE, AN ALARM SIGNAL IS TO SOUND ON ALL AUDIBLE SIGNAL DEVICES IN THE SYSTEM (I.E. FOUR BUILDINGS). THIS ARRANGEMENT WOULD RESULT IN AN ALARM IN A BUILDING THAT IS NOT INVOLVED IN A FIRE, RESULTING IN CONCURRENT EVACUATIONS, WHICH COULD DELAY THE FIREFIGHTING EFFORTS

SOLUTION: PROVIDE AUTOMATIC FIRE ALARM SIGNAL SEQUENCING TO PREVENT SIMULTANEOUS EVACUATIONS OF THE BUILDINGS

BUILDING CODE SUMMARY

B.C. Building Code 2018

APPLICATION:	DIV B: PARTS 3, 4, 5, 6 (PARTS 1, 7, 8)
CLASSIFICATION:	BLDG 1 (RESIDENTIAL): 3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
	BLDG 2 (RESIDENTIAL): 3.2.2.50 - GROUP C, UP TO 6 STOREYS, SPRINKLERED
	BLDG 3 (CHILDCARE): 3.2.2.27 - GROUP A2, UP TO 2 STOREYS, SPRINKLERED
	BLDG 4 (PARKADE): 3.2.2.15, 3.2.1.2 - GROUP F3, UP TO 3 STOREYS U/G, SPRINKLERED
MAJOR OCCUPANCIES:	GROUP S C (RESIDENTIAL), A2 (DAYCARE), F3 (PARKADE)
BUILDING AREA:	BLDG 1: MAX 1500 M2 IF 6-STOREY - PROPOSE > 1,233 M2 [13,272 SF]
	BLDG 2: MAX 1500 M2 IF 6-STOREY - PROPOSE > 1,280 M2 [13,778 SF]
	BLDG 3: MAX 1200 M2 PERMITTED IF 1-STOREY - PROPOSE > 322 M2 [3,466 SF]
	BLDG 4: MAX 7200 M2 IF 2 STOREY - PROPOSE > 5,136 M2 [55,284 SF]
SPRINKLERS:	REQ'D IN ALL BLDGS TO NFPA 13-2013 (FAST RESPONSE SPRINKLERS IN BLDGS 1, 2); DRY IN PARKADE
NO. STREETS FACING:	BLDG 1: 3 STREETS | BLDG 2: 1 STREET | BLDG 3: 1 STREET | BLDG 4: 1 STREET
BUILDING HEIGHT:	BLDG 1 & BLDG 2: 6 STOREYS (MAX 18 M FROM LEVEL 1 FLOOR TO LEVEL 6 FLOOR)
	BLDG 3: 1 STOREY | BLDG 4: 3 STOREYS (PARKADE IS B5MT: LEVEL 1 < 2M ABOVE AVG GRADE)
CONSTRUCTION:	BLDGS 1, 2, 3 : COMBUSTIBLE OR NON-COMBUSTIBLE; BLDG 4 (PARKADE): NON-COMBUSTIBLE
FLOOR RATING:	BLDG 1 & 2 (RESIDENTIAL): MIN 1-HR FRR SEPARATIONS (1-HR NON-SEPS WITHIN LOFT UNITS)
	BLDG 3 (AMENITY): N/A | BLDG 4 (PARKADE): MIN 2-HR FRR SEPARATION, PER 3.2.1.2
LOADBEARING ELEMENTS:	FRR PER SUPPORTED ASSEMBLY
ROOF RATING:	BLDGS 1 & 2: 1 HR FRR SEP; BLDG 3: N/A; BLDG 4 (PARKADE SLAB OVER): 2-HR FRR SEP
	[NOTE: ALL ROOF SECTIONS < 25 M FROM LEVEL 1 FLOOR]
ROOF OCCUPANCY:	BLDGS 1 & 2: OCCUPIED PORTIONS TO BE CONSTRUCTED PER 1-HR FLOOR SEPARATIONS
ROOF COVERINGS:	SHALL BE CLASS A, B, OR C BASED ON CAN/ULC-S107 "FIRE TEST OF ROOF COVERINGS"
PUBLIC CORRIDOR:	1-HR SEPARATION MIN
MAJOR OCCUPANCY SEPARATION:	2-HR (A2/F3), 2-HR (C/F3)
STORAGE GARAGE SEPARATION:	1.5-HR FRR SEPARATIONS FROM OTHER FLOOR AREAS (3.3.5.6)
SUITE SEPARATIONS:	1-HR MIN BETW DWELLING UNITS (3.3.4.2 (2))
ENTRY VESTIBULES:	REQUIRED AT RESIDENTIAL BUILDING ENTRANCE LOBBY, PER ASHRAE 90.1-2010 SECT. 5.4.3.4.g
SPATIAL SEPARATION:	PER 3.2.3 (SEE A1.05, A1.06)
HORIZ. COMPARTMENTALIZATION:	CONCEALED HORIZONTAL SPACES TO NOT EXCEED 300 M2 AREA AND 20 M MAX DIMENSION
FIRE BLOCKS:	HORIZONTAL & VERTICAL CONCEALED SPACES TO BE SEPARATED/COMPARTMENTALIZED INCLUDING ATTICS, SOFFITS, DROP CEILINGS, STAIRS, PER 3.1.11
CLOSURE FRR RATINGS:	45 MIN (FOR 3/4 HR AND 1 HR SEPARATIONS, 1-HR (FOR 1.5-HR SEPARATION), 1.5 HR (FOR 2-HR)
DOORS IN FIRE SEPARATIONS:	ALL REQUIRE SELF-CLOSING DEVICES, LATCHES, AND, WHERE NEEDED, DOOR STOPS
RESIDENTIAL SUITE DOORS:	20 MIN FIRE PROTECTION RATING (MAX CLEARANCES: 6 MM AT BOTTOM, 3 MM AT SIDES & TOP)
EGRESS (DWELLING FLOORS):	PUBLIC CORRIDOR LEADING TO 2 EXITS (3.4.2.1); AT AMENITY ROOMS, 2 EXITS IF OCC LOAD > 60
EGRESS (2-LEVEL DWELLINGS):	EGRESS PATHS PROVIDED AT BOTH UPPER AND LOWER LEVELS
EGRESS (ROOFTOP AMENITY):	ACCESS TO 2 EXITS (3.3.1.3 (4))
PUBLIC CORRIDORS:	MIN 1100 MM CLEAR WIDTH; MAX 6 M DEADEND CORRIDOR
TRAVEL DISTANCE:	MAX 45 M TO ANY EXIT; CAN MEASURE FROM DWELLING SUITE DOOR
PROTECTION OF EXIT FACILITIES:	EXIT EXPOSURES TO GLAZED AREAS: **SEE ALTERNATIVE SOLUTION #1**
WIDTH OF EXITS:	1100 MM (EXIT CORRIDORS) (3.4.3.2 (8))
EXIT WIDTH REDUCTION:	DOOR SWING IN EXITS TO PERMIT 750 MM MIN CLEARANCE; MAX 100 MM HANDRAIL PROJECTION
EXIT ENCLOSURE RATING:	BLDGS 1,2: 1-HR FRR SEPARATION; BLDG 4: 2-HR FRR SEPARATION
EXIT THRU LOBBIES:	MAX 1 PER BUILDING; MAX 15 M TRAVEL DIST; ONLY ANCILLARY SPACES CAN OPEN INTO
EXIT DOORS:	SWING IN TRAVEL DIRECTION (EXCP IF ROOM OL <60); LEADING EDGE <300 MM FROM STAIR RISER
PANIC HARDWARE:	AT EXIT DOORS LEADING TO EXIT LOBBY OR EXTERIOR;
STAIR RUN/RISE:	ACCESS EXITS:
	RUN: MIN 280 MM; RISE: 125-180 MM (GENERAL); MIN 3 RISERS PER FLIGHT
	RUN: 255-355 MM; RISE: 125-200 MM (WITHIN DWELLING UNITS)
STAIR CLEAR HEIGHT:	2050 MM (GENERAL); 1950 MM (WITHIN DWELLING UNITS)
HEIGHT OF GUARDS:	1070 MM MIN AT LANDINGS WHERE DROP > 0.6 M (3.4.6.6)
HANDRAILS REQUIRED:	REQUIRED BOTH SIDE WHERE STAIR WIDTH 1100 MM OR GREATER (3.4.6.5)
MECHANICAL ROOMS:	1-HR IF CONTAINING FUEL-FIRED APPLIANCES
ELEC CLOSETS ON FLOORS:	NO REQ'T IF SPRINKLERED; 2-HR SEPARATIONS IF UNSPRINKLERED
GARBAGE/ELECTRICAL ROOMS	1-HR SEPARATIONS
SERVICE ROOM RATING:	1 HR SEPARATION (UNLESS NON-HAZARD), PER 3.6.2.1 (1)
ATTIC/ROOF ACCESS:	550 X 900 MM HATCH IN EACH BUILDG FROM TOP STOREY
JANITOR'S ROOM SEPARATION:	NO REQ'T (BUILDINGS SPRINKLERED)
VERTICAL MECH SHAFTS:	45-MINUTE MIN FRR SEPARATION REQUIRED
ELEVATOR HOISTWAY RATING:	BLDGS A,B: 1-HR FRR SEPARATION; BLDG UG: 2-HR FRR SEPARATION
ELEVATOR CAR:	ACCOMMODATE PATIENT STRETCHER 2010 X 610 (6'8" X 2'0") IN PRONE POSITION, PER 3.5.4.1 (1)
VESTIBULES:	REQUIRED AT PARKADE EXITS CONNECTING TO RESID AREAS & ELEV HOISTWAY (1.8 M LONG)
FIRE ALARM SYSTEM:	SINGLE STAGE SYSTEM REQUIRED FOR ALL BUILDINGS > **SEE ALTERNATE SOLUTION #2**
ANNUNCIATORS:	LOCATE PANELS AT PRINCIPAL ENTRANCES VISIBLE FROM OUTSIDE ENTRANCE
SMOKE ALARMS:	BLDGS 1,2: IN EACH SLEEPING ROOM, EXIT STAIRS (3.2.4.2) (HARDWIRED)
	BLDG 3: REQUIRED EACH ROOM & EGRESS CORRIDOR OF DAYCARE FACILITY
VISUAL SIGNAL DEVICES:	REQUIRED IN EACH ADAPTABLE UNIT (3.2.4.19)
MANUAL STATIONS:	AT EVERY FLOOR AREA, PRINCIPAL ENTRY, AND REQUIRED EXIT, PER 3.2.4.16
FIRE HYDRANTS:	LOCATED AT (1) WEST NORTH OF BLDG 1, (2) ON SITE IN FRONT OF BLDG 3
FIRE DEPT CONNECTIONS:	REQUIRED FOR EACH BUILDING, LOCATED WITHIN 45 M OF THE NEAREST FIRE HYDRANT
STANDPIPES:	WET SYSTEMS IN ALL BUILDINGS TO NFPA 14-2013 PER 3.2.5.8 (HOSE STATIONS NOT REQUIRED)
ACCESS ROUTES:	REQUIRED TO ALL BUILDINGS PER 3.2.5; PRINCIPAL ENTRANCES < 15M FROM ACCESS ROUTES
OCCUPANT LOADS:	BLDG 1: 541 | BLDG 2: 389 | BLDG 3: 125 | BLDG 4: 240 (SEE CODE REPORT)
	NOTE: ROOFTOP AMENITY AREAS WILL LIMIT OCCUPANT LOAD TO MAX 60
WASHROOMS:	BLDG 3 (CHILDREN DAYCARE): 1 EACH 30M, 1 EACH 25F (3.7.2.2 (7))
ACCESSIBILITY (GENERAL):	FROM STREET TO AT LEAST ONE MAIN ENTRANCE; MIN. 1 PARKING SPACE TO ENTRANCE
ACCESSIBILITY (RESIDENTIAL):	FROM ENTRANCE TO ELEVATOR; 1 UNIVERSAL WASHROOM AT LEVEL 1 AMENITY ROOM
	DOOR AUTO OPENERS NOT REQUIRED AT BLDGS 1,2; ROUGH-IN REQUIRED AT BLDG 3
ACCESSIBILITY (ADAPT UNITS):	ACCESSIBLE PATH FROM STREETS, PARKING, PASSENGER LOADING, ELEVATORS, COMM AREAS
SOUND TRANSMISSION:	STC 50 (DWELLING UNITS > OTHER AREAS), STC 55 (BETW DWELLING > ELEVATOR)

ENERGY STATEMENTS:

BUILDING A (RESIDENTIAL)
LANGLEY BUILDING BYLAW 2008 No. 4642

ENVELOPE DESIGN:	
DESIGN STANDARD/CODE:	BCBC 2018
ENERGY PERFORMANCE REQUIREMENTS:	
OCCUPANCY TYPE	RESIDENTIAL
STEP CODE	STEP 3
TOTAL ENERGY USE INTENSITY:	120 kWh/m²/yr
TOTAL ENERGY DEMAND INTENSITY:	30 kWh/m²/yr
PROPOSED ENERGY PERFORMANCE:	
TOTAL ENERGY USE INTENSITY:	21.8 kWh/m²/yr
TOTAL ENERGY DEMAND INTENSITY:	88.8 kWh/m²/yr
CLIMATE ZONE (ENV. TABLE):	CLIMATE ZONE 4

BUILDING C (RESIDENTIAL)
LANGLEY BUILDING BYLAW 2008 No. 4642

ENVELOPE DESIGN:	
DESIGN STANDARD/CODE:	BCBC 2018
ENERGY PERFORMANCE REQUIREMENTS:	
OCCUPANCY TYPE	RESIDENTIAL
STEP CODE	STEP 3
TOTAL ENERGY USE INTENSITY:	120 kWh/m²/yr
TOTAL ENERGY DEMAND INTENSITY:	30 kWh/m²/yr
PROPOSED ENERGY PERFORMANCE:	
TOTAL ENERGY USE INTENSITY:	20.3 kWh/m²/yr
TOTAL ENERGY DEMAND INTENSITY:	89 kWh/m²/yr
CLIMATE ZONE (ENV. TABLE):	CLIMATE ZONE 4

BUILDING B (DAYCARE)
LANGLEY BUILDING BYLAW 2008 No. 4642

ENVELOPE DESIGN:	
DESIGN STANDARD/CODE:	BCBC 2018
ENERGY STANDARD/CODE:	NECB 2015
ENERGY COMPLIANCE PATH:	PERFORMANCE PATH
IN ACCORDANCE W/:	PART 8
CLIMATE ZONE (ENV. TABLE):	CLIMATE ZONE 4

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3	11.07.24	BP RESUBMISSION TO ToL
4	11.05.24	DP RESUBMISSION TO ToL

REVISIONS:

PROJECT NAME:
UNISON: MULTI-FAMILY DEVELOPMENT

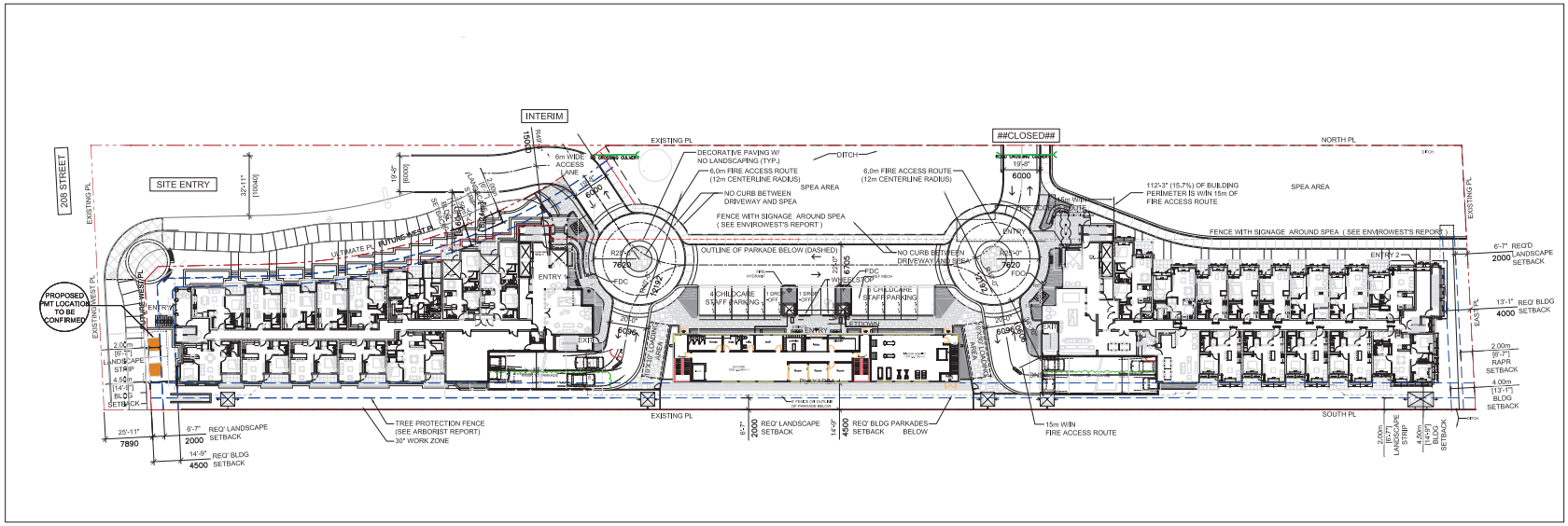
PROJECT ADDRESS:
20882 - 82nd AVENUE,
LANGLEY, BC

SEAL:
REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA 2025-01-24

Wayne Venables, Architect AIBC

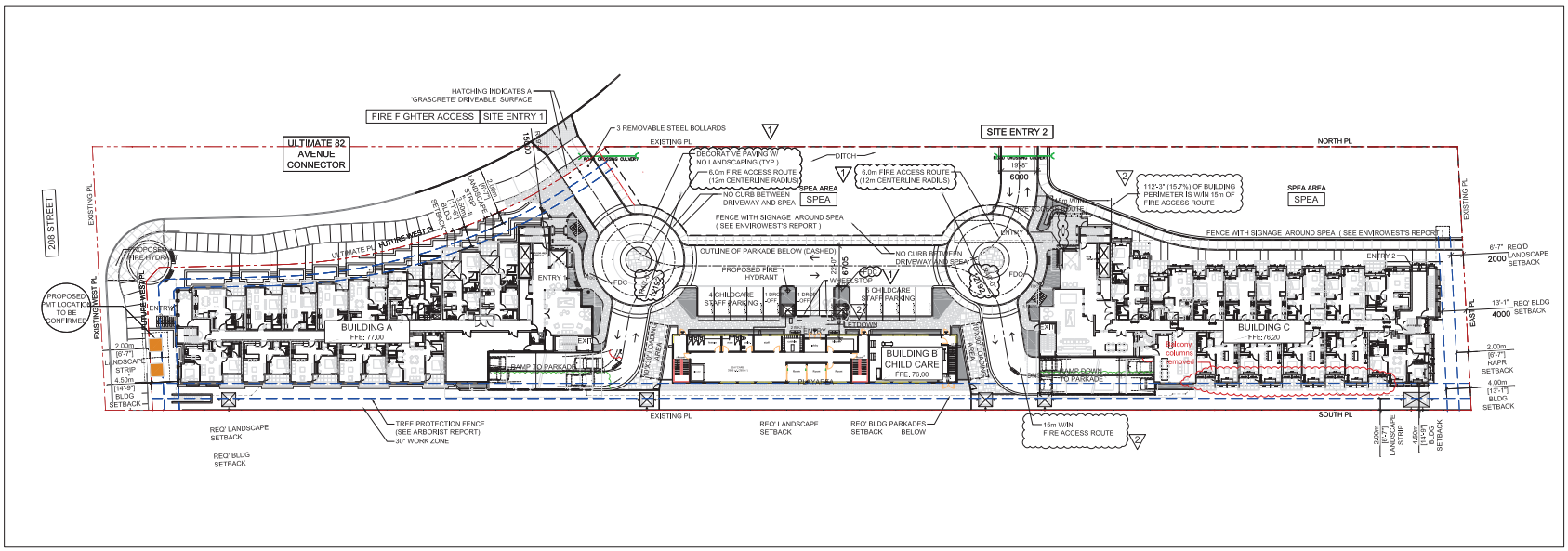
DRAWING TITLE:
PROJECT INFORMATION

DRAWN: IFA	DATE: NOV 05, 2024
SCALE: As Noted	CHECKED:
PROJECT NO. 23007	SHEET NO. A0.01



SITE PLAN (INTERIM)

SCALE: 1" = 30'



SITE PLAN (ULTIMATE)

SCALE: 1" = 30'

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REVISIONS:

PROJECT NAME:
UNISON: MULTI-FAMILY DEVELOPMENT

PROJECT ADDRESS:
20882 - 82nd AVENUE,
LANGLEY, BC

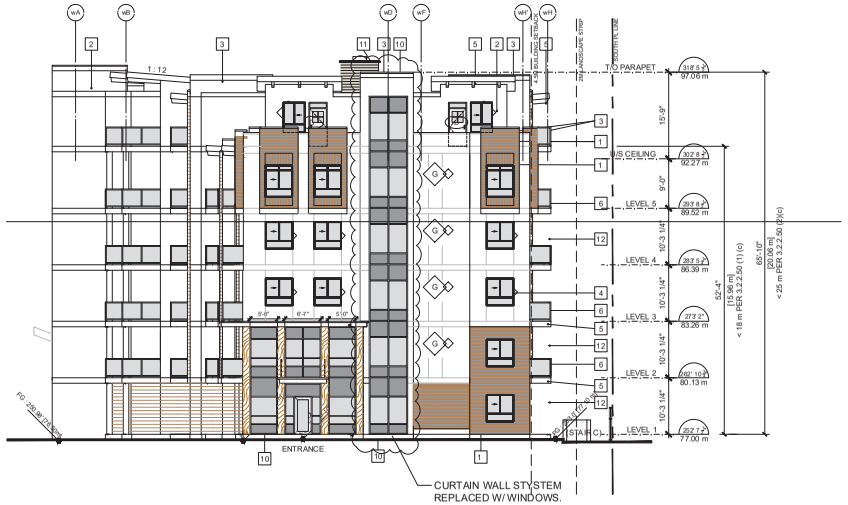
SEAL:
2025-02-08
Wayne Venables, Architect AIBC

DRAWING TITLE:
INTERIM & ULTIMATE SITE PLANS

DRAWN:	DATE:
IFA	NOV 05 2024
SCALE: 1"= 30'-0"	CHECKED:
PROJECT NO. 23007	SHEET NO. A0.05

NORTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"



WEST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

SCHEDULE OF EXTERIOR FINISHES

1	HORIZONTAL FIBRE CEMENT SIDING COLOUR: MEDIUM BROWN	12	8 X 8 WOOD POST AND CROSS BEAMS COLOUR: NATURAL CEDAR STAIN
2	FIBRE CEMENT PANEL SIDING WITH CLEAR ANODIZED TRIMS COLOUR: ARTIC WHITE	13	ENTRY DOOR WITH GLAZING COLOUR: DARK GRAY
3	METAL FLASHING COLOUR: DARK GRAY	14	WOOD CANTILEVERED BEAM COLOUR: NATURAL CEDAR STAIN
4	VINYL WINDOW COLOUR: DARK GRAY	15	SPANDREL GLAZING & PANEL COLOUR: DARK GRAY
5	FIBRE CEMENT FASCIA PANEL COLOUR: ARTIC WHITE	16	SLIDING PATIO DOOR COLOUR: DARK GRAY
6	SANDBLASTED GLASS IN ALUMINUM BALCONY GUARDRAIL SYSTEM COLOUR: DARK GRAY	17	PATIO DOOR COLOUR: DARK GRAY
7	2X6 WINDOW TRIM BOARD - PAINTED COLOUR: DARK GRAY	18	HOLLOW METAL DOOR & PSF - PAINTED COLOUR: DARK GRAY
8	CONCRETE COLOUR: LIGHT GRAY	19	METAL OVERHEAD DOOR - PAINTED COLOUR: DARK GRAY
9	WOOD TRIM/FASCIA - PAINTED COLOUR: LIGHT GRAY	20	WOOD LATTICE - STAINED
10	DOUBLE GLAZING SEALED UNITS IN THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES	21	1X6 CEDAR BOARD SOFFIT. STAINED. TYPICAL.
11	RTU - SCREEN EQUIPMENT MOUNTED. TYPICAL	22	WOODEN PLANTERS
		23	METAL GRILLEWORK ENCLOSURE WALL / GATE

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REVISIONS:

PROJECT NAME:
UNISON: MULTI-FAMILY DEVELOPMENT

PROJECT ADDRESS:
20882 - 82nd AVENUE, LANGLEY, BC

SEAL:
REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA
2025-01-24

Wayne Venables, Architect AIBC

DRAWING TITLE:
BUILDING A ELEVATIONS
NORTH & WEST

DRAWN: IFA	DATE: NOV 05, 2024
SCALE: 3/32"=1'-0"	CHECKED:
PROJECT NO. 23007	SHEET NO. A4.01

E.13

SOUTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"

EAST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

SCHEDULE OF EXTERIOR FINISHES

1	HORIZONTAL FIBRE CEMENT SIDING COLOUR: MEDIUM BROWN	12	8 X 8 WOOD POST AND CROSS BEAMS COLOUR: NATURAL CEDAR STAIN
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11	RTU - SCREEN EQUIPMENT MOUNTED. TYPICAL	22	WOODEN PLANTERS
		23	METAL GRILLEWORK ENCLOSURE WALL / GATE

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REVISIONS:

PROJECT NAME:
UNISON: MULTI-FAMILY DEVELOPMENT

PROJECT ADDRESS:
20882 - 82nd AVENUE, LANGLEY, BC

SEAL:
APEGBC 2025-01-24

Wayne Venables, Architect AIBC

DRAWING TITLE:
BUILDING A ELEVATIONS
SOUTH & EAST

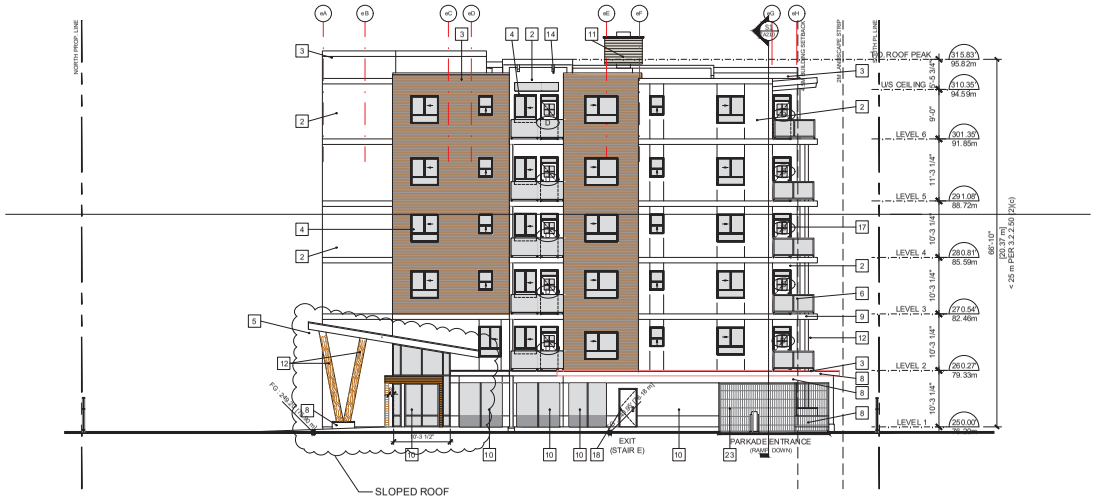
DRAWN:	DATE:
IFA	NOV 05 2024
SCALE:	CHECKED:
3/32"=1'-0"	
PROJECT NO.	SHEET NO.
23007	A4.02

E.13

SLOPED ROOF CANOPY & STOREFRONT GLAZING ENTRY. CURTAIN WALL REPLACED W/ WINDOWS.

NORTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"



SLOPED ROOF CANOPY & STOREFRONT GLAZING ENTRY

WEST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

SCHEDULE OF EXTERIOR FINISHES

1	HORIZONTAL FIBRE CEMENT SIDING COLOUR: MEDIUM BROWN	12	8 X 8 WOOD POST AND CROSS BEAMS COLOUR: NATURAL CEDAR STAIN
2	FIBRE CEMENT PANEL SIDING WITH CLEAR ANODIZED TRIMS COLOUR: ARTIC WHITE	13	ENTRY DOOR WITH GLAZING COLOUR: DARK GRAY
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11	RTU - SCREEN EQUIPMENT MOUNTED. TYPICAL	22	WOODEN PLANTERS
		23	METAL GRILLEWORK ENCLOSURE WALL / GATE

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REVISIONS:

PROJECT NAME:
UNISON: MULTI-FAMILY DEVELOPMENT

PROJECT ADDRESS:
20882 - 82nd AVENUE, LANGLEY, BC

SEAL:

Wayne Venables, Architect AIBC

DRAWING TITLE:
BUILDING C ELEVATIONS
NORTH & WEST

DRAWN: IFA	DATE: NOV 05 2024
SCALE: 3/32"=1'-0"	CHECKED:
PROJECT NO. 23007	SHEET NO. A4.03

E.13

SOUTH SIDE ELEVATION

SCALE: 3/32" = 1'-0"

EAST SIDE ELEVATION

SCALE: 3/32" = 1'-0"

SCHEDULE OF EXTERIOR FINISHES

1	HORIZONTAL FIBRE CEMENT SIDING COLOUR: MEDIUM BROWN	12	8 X 8 WOOD POST AND CROSS BEAMS COLOUR: NATURAL CEDAR STAIN
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REVISIONS:

PROJECT NAME:
UNISON: MULTI-FAMILY DEVELOPMENT

PROJECT ADDRESS:
20882 - 82nd AVENUE, LANGLEY, BC

SEAL:

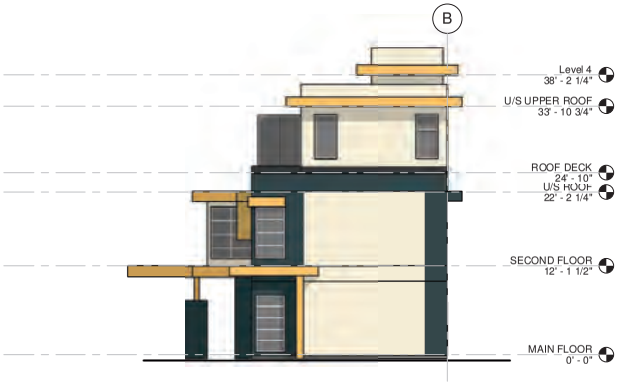
Wayne Venables, Architect AIBC

DRAWING TITLE:
BUILDING C ELEVATIONS
SOUTH & EAST

DRAWN: IFA	DATE: NOV 05 2024
SCALE: 3/32"=1'-0"	CHECKED:
PROJECT NO. 23007	SHEET NO. A4.04

E.13

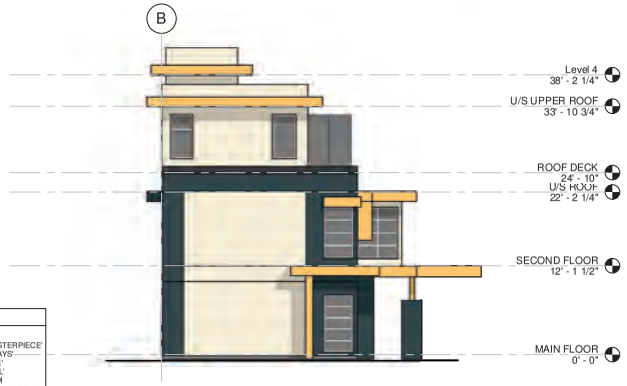
2 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

MATERIAL & COLOUR LEGEND	
1. HARDIEPANEL	BM -267 'CANVAS'
2. HARDIEPANEL	BM -1652 'NAVY MASTERPIECE'
3. HARDIEPANEL	BM -172 'SUNNY DAYS'
4. HARDIEPANEL	BM -1603 'GRAPHITE'
5. HARDIEPANEL	BM -OC-52 'GRAY OWL'
6. STOREFRONT WINDOWS & DOORS	ANODIZED ALUMINUM
7. METAL & SAFETY GLASS GUARDRAIL	SIMILAR TO 'GRAPHITE' (METAL)

*BENJAMIN MOORE (BM)



1 EAST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"

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	12.04.24	DP RESUBMISSION TO ToL

REVISIONS:

PROJECT NAME:

UNISON DEVELOPMENT

PROJECT ADDRESS:

20848 - 82nd AVENUE,
LANGLEY, BC

SEAL:

ASSOCIATION OF ARCHITECTS IN THE PROVINCE OF BRITISH COLUMBIA
2025-01-24

Wayne Venables, Architect AIBC

DRAWING TITLE:

DAYCARE & INDOOR AMENITY ELEVATIONS

DRAWN:	DATE:
WV	DEC. 04 2024
SCALE:	CHECKED:
AS SHOWN	
PROJECT NO.	SHEET NO.
23007	A4.05

E.13

VEN
architecture
UNIT 302 - 32555 SIMON AVENUE,
ABBOTSFORD, BC V2T 4Y2
T. 604-556-4582 WWW.VENARCH.CA

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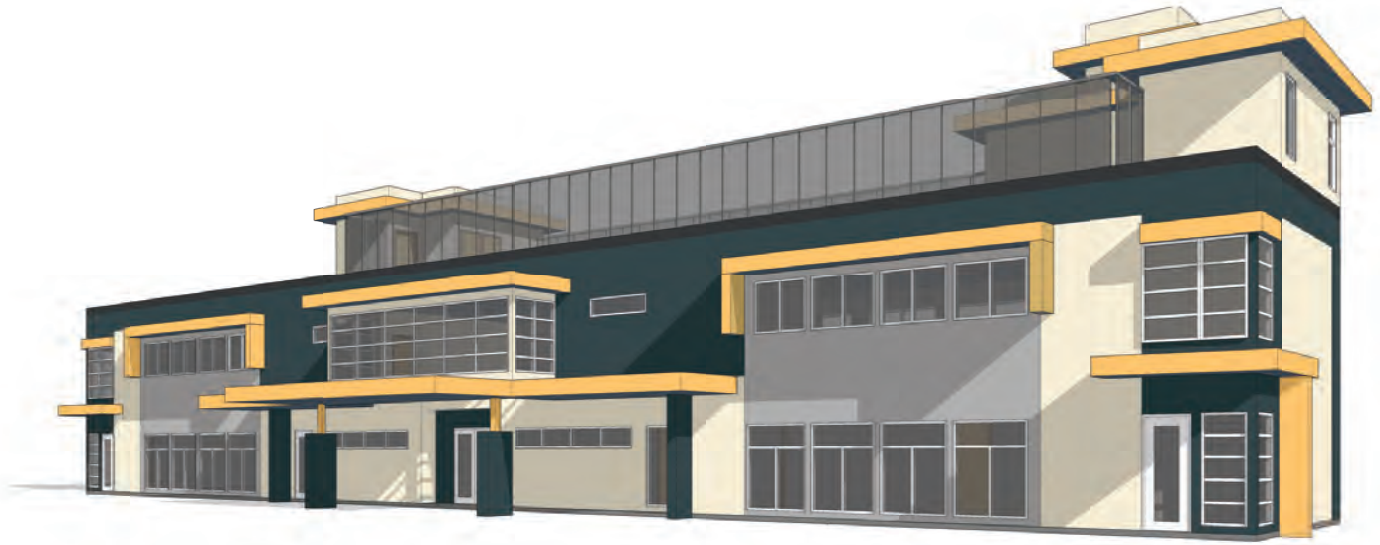


1 NORTHWEST PERSPECTIVE

2 NORTHEAST PERSPECTIVE

NO.	DATE	DESCRIPTION
	01.24.25	DP RESUBMISSION TO Tol.
	12.04.24	DP RESUBMISSION TO Tol.

REVISIONS:

PROJECT NAME:

UNISON DEVELOPMENT

PROJECT ADDRESS:

20848 - 82nd AVENUE,
LANGLEY, BC

SEAL:

REGISTERED ARCHITECT
WAYNE VENABLES
BRITISH COLUMBIA
2025-01-24

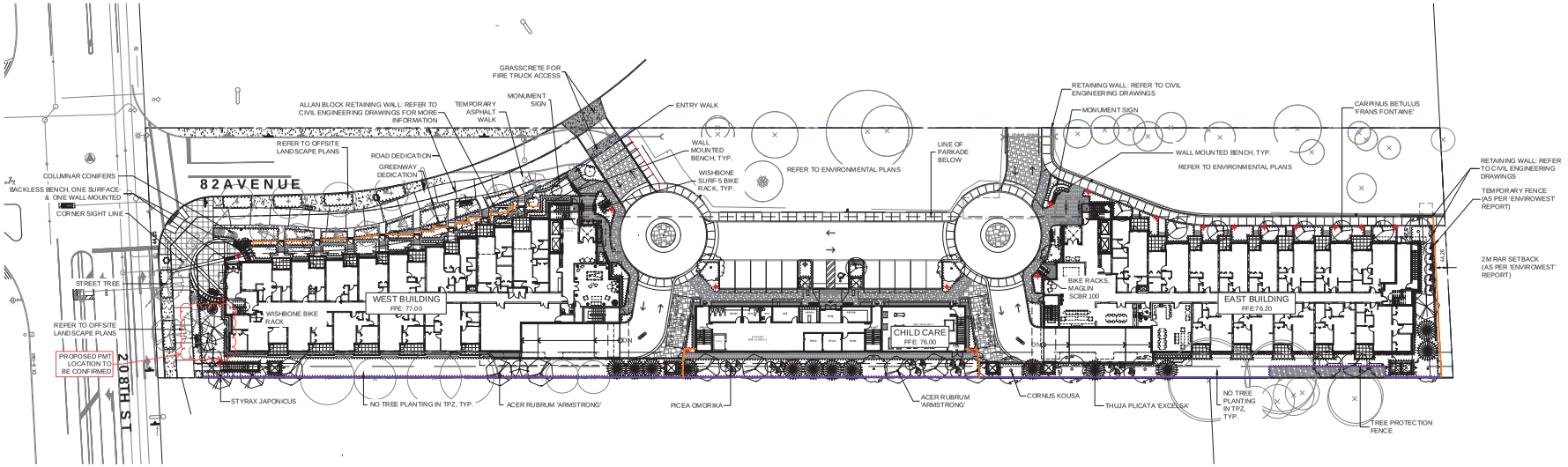
Wayne Venables, Architect AIBC

DRAWING TITLE:

3D PERSPECTIVES

DRAWN:	DATE:
WV	DEC. 04 2024
SCALE:	CHECKED:
AS SHOWN	
PROJECT NO.	SHEET NO.
23007	A4.06

E.13



TREE SCHEDULE

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER CIRCINATUM	VINE MAPLE	6CM CAL. 1.2M STD; B&B;
	9	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3 M HT; B&B
	4	CORNUS KOUSA	KOUSA DOGWOOD	6CM CAL; 1.2M STD; B&B
	7	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; B&B
	8	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6.0CM CAL; 1.5M STD; B&B
	21	PICEA OMORIKA 'BRUNS'	SERBIAN SPRUCE	3 M HT; B&B
	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.8M STD; B&B
	13	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3 M HT; B&B

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

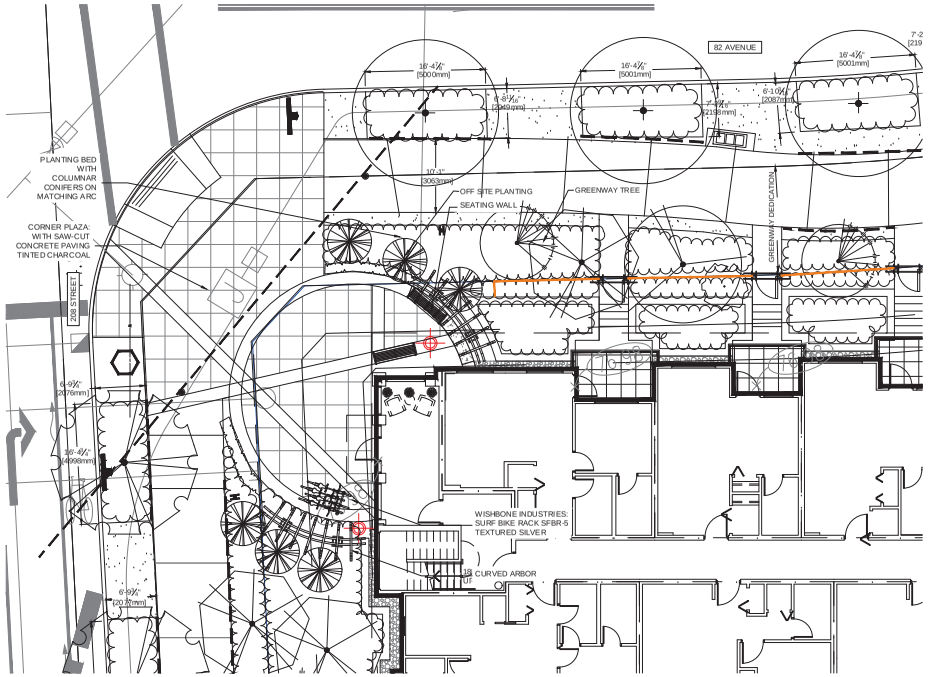
REQUIRED REPLACEMENT TREE NUMBER:	69
MINIMUM CONIFER REQ'D:	35
PROPOSED REPLACEMENT TREE NUMBER:	79
PROPOSED CONIFEROUS TREE NUMBER:	40
PROPOSED DECIDUOUS TREE NUMBER:	39

Wishbone 5 Space Surf Bike Rack in Burnaby BC

WISHBONE INDUSTRIES: SURF BIKE RACK SPBR-5 TEXTURED SILVER, ONSITE @ WEST BUILDING

MAGLIN BACKLESS SURFACE MOUNT BENCH, SILVER 14 POWDERCOAT, IPE, MBE-070-00007: AT CORNER PLAZA

MAGLIN BACKLESS WALL-MOUNT BENCH, SILVER 14 POWDERCOAT, IPE: AT CORNER PLAZA



PLAZA ENLARGEMENT

SCALE: $\frac{3}{8}$"=1'-0"

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.FEB.06	REV. PER CONSULTANT COMMENTS	JR
2	25.JAN.24	NEW SITE PLAN	JR
1	24.OCT.03	REV. PER NEW ROOFTOP	JR

CLIENT:

1094941 BC LTD.

PROJECT:

UNISON MULTI-FAMILY DEVELOPMENT

TOL # 08-25-0099

20882 - 82ND AVENUE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

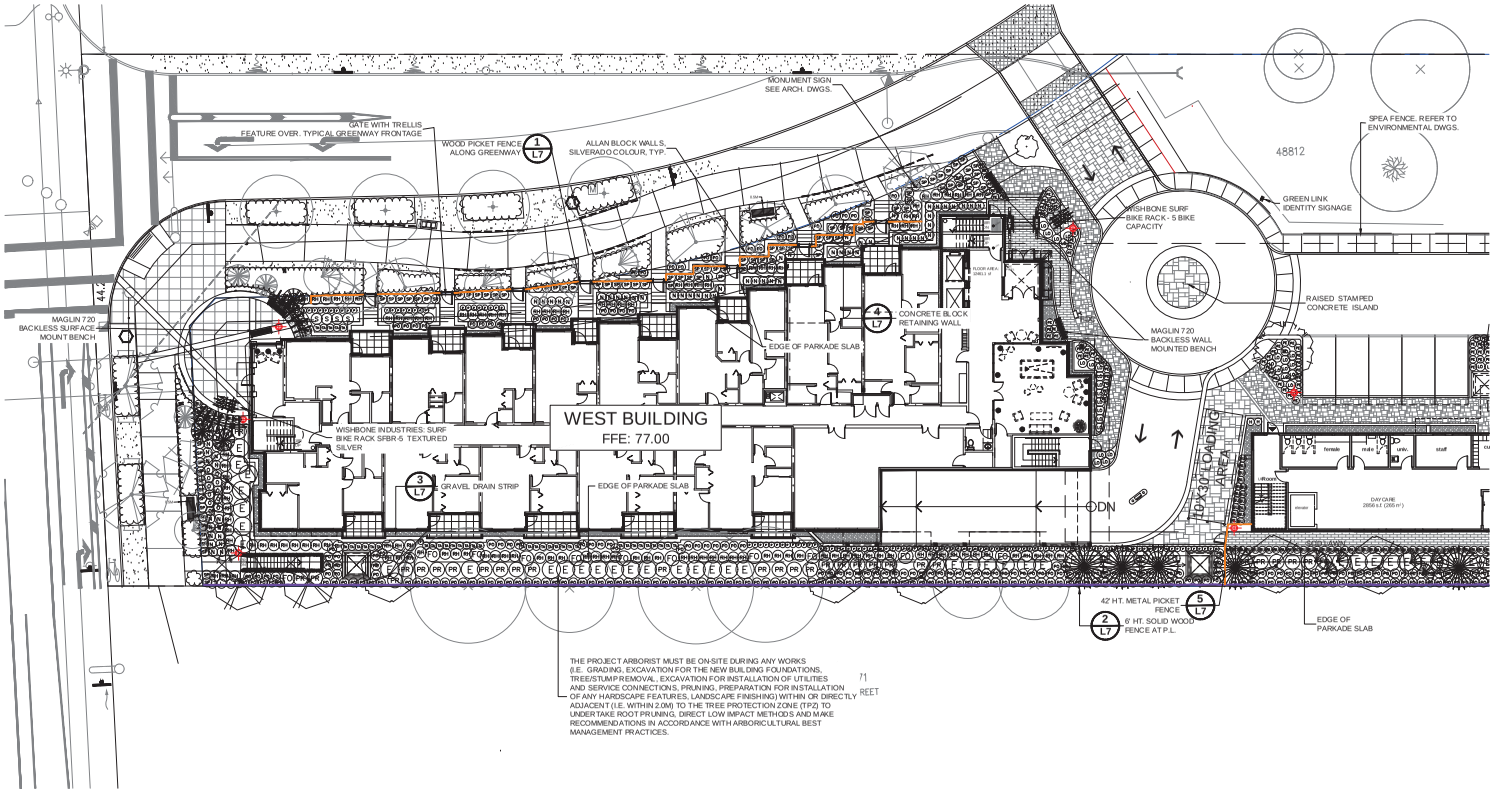
LANDSCAPE PLAN

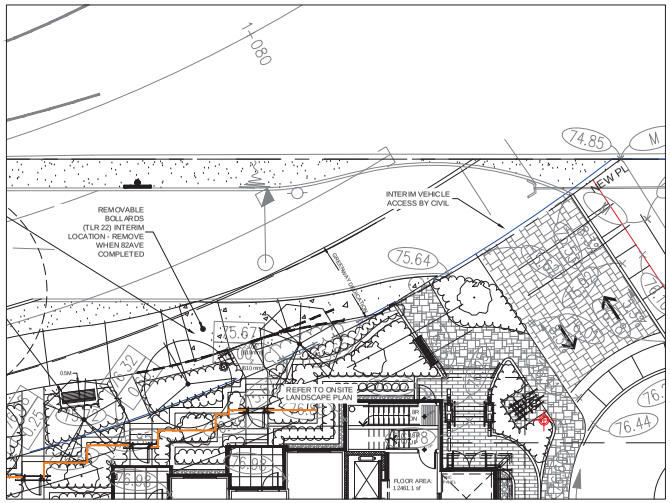
DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1"=30'-0"	L3 OF 8
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	

PMG PROJECT NUMBER: **24-168**

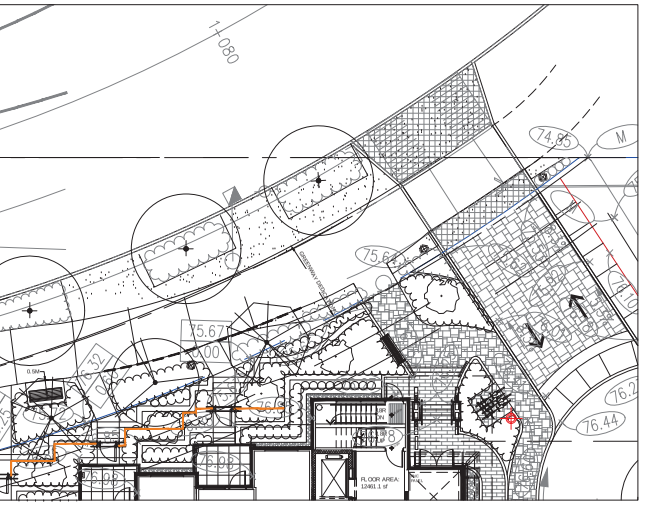
SCHEDULE B

24168-3.ZIP





INTERIM ENTRY



ULTIMATE ENTRY

24168-3.ZIP

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2	25.JAN.24	NEW SITE PLAN	JR
1	24.OCT.03	REV. PER NEW ROOFTOP	JR

CLIENT:

1094941 BC LTD.

PROJECT:

UNISON MULTI-FAMILY DEVELOPMENT

TOL # 08-25-0099

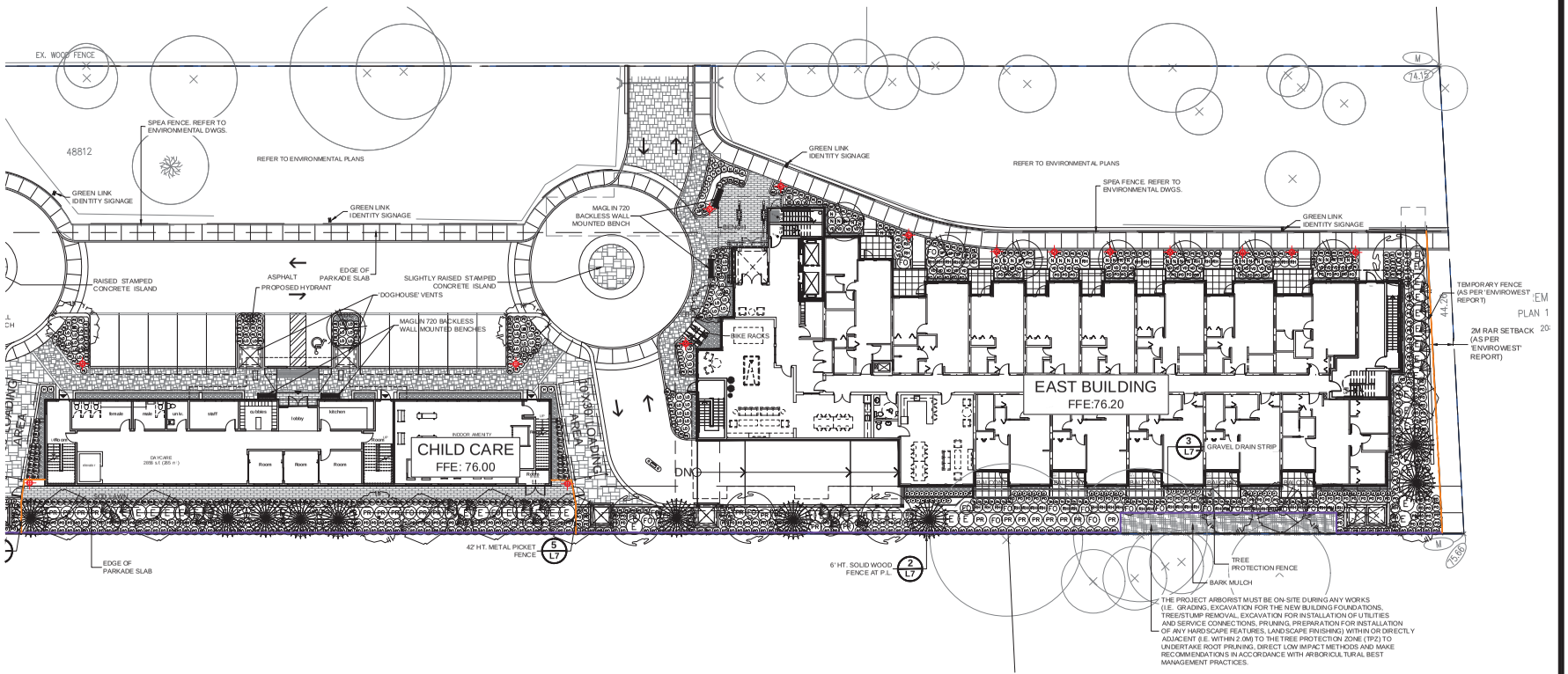
20882 - 82ND AVENUE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

PLANTING PLAN WEST

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	E2
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	OF 8

PMG PROJECT NUMBER: **24-168**



PLANT SCHEDULE - ONSITE GROUND LEVEL

PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	7	ACER CIRCINATUM	VINE MAPLE	6CM CAL. 1.2M STD; B&B;
	9	ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	6CM CAL; 2M STD; B&B
	3	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEEPING NOOTKA CYPRESS	3 M HT; B&B
	4	CORNUS KOUSA	KOUSA DOGWOOD	6CM CAL; 1.2M STD; B&B
	7	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	6CM CAL; B&B
	8	PARROTIA PERSICA 'VANESSA'	VANESSA PERSIAN IRONWOOD	6.0CM CAL; 1.5M STD; B&B
	21	PICEA OMORIKA 'BRUNS'	SERBIAN SPRUCE	3 M HT; B&B
	3	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	2.5M HT; B&B
	4	STYRAX JAPONICUS	JAPANESE SNOWBELL	6CM CAL; 1.8M STD; B&B
	13	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3 M HT; B&B
SHRUB				
BU	139	BUXUS SEMPERVIRENS	COMMON BOXWOOD	#3 POT; 40CM
E	79	EUONYMUS ALATA	WINGED BURNING BUSH	#3 POT; 50CM
FO	37	FOTHERGILLA MAJOR 'MOUNT AIRY'	MOUNT AIRY FOTHERGILLA	#3 POT; 60CM
N	101	NANDINA DOMESTICA 'HARBOUR DWARF'	HEAVENLY BAMBOO	#3 POT; 50CM
PR	56	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
PC	4	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#2 POT; 40CM
RH	175	RHODODENDRON 'CUNNINGHAM'S WHITE'	RHODODENDRON; WHITE; L. MAY	#3 POT; 30CM
S	4	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#2 POT; 30CM
SP	106	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA; PINK	#2 POT; 40CM
T	73	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
VD	51	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
O	11	OSMANTHUS DELAVAYI	FALSE HOLLY	#3 POT; 50CM
GRASS				
H	18	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
PE	238	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC				
LO	73	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT
•	179	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT; 15CM
PO	598	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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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3	25.FEB.06	REV. PER CONSULTANT COMMENTS	JR
2	25.JAN.24	NEW SITE PLAN	JR
1	24.OCT.03	REV. PER NEW ROOFTOP	JR

CLIENT:

1094941 BC LTD.

PROJECT:

UNISON MULTI-FAMILY DEVELOPMENT

TOL # 08-25-0099

20882 - 82ND AVENUE
TOWNSHIP OF LANGLEY, BC

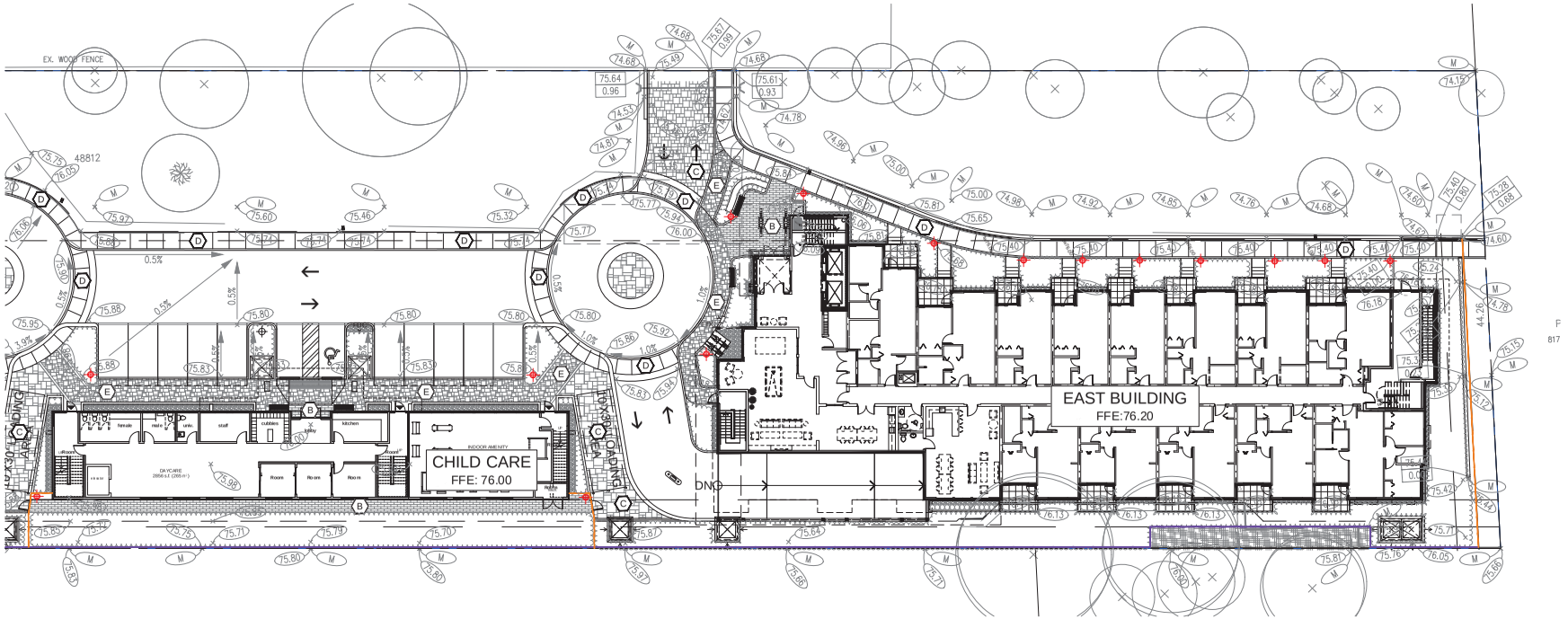
DRAWING TITLE:

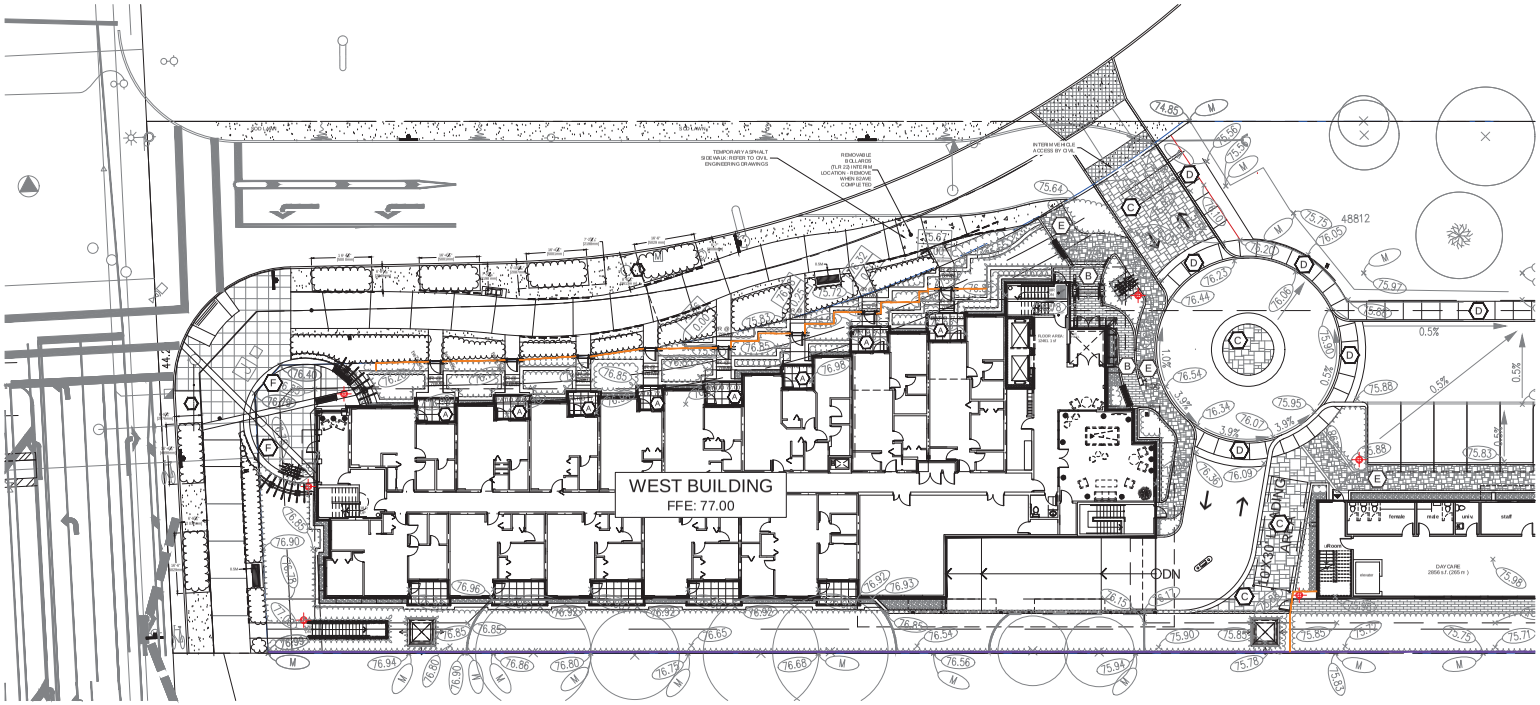
PLANTING PLAN EAST

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	L3 OF 8
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	

24168-3.ZIP

PMG PROJECT NUMBER: **24-168**


EX. WOOD FENCE
48812
CHILD CARE
FFE: 76.00
EAST BUILDING
FFE:76.20
DROP OFF
DROP OFF
DNO
INDOOR AMENITY
DAYCARE
2956.6 sf. (265 m²)
Infant
Toddler
Room
Room
Room
Kitchen
Laundry
Staff
Cubbies
Male
Female
Universal
Ramp
Ramp
Ramp



GRADES LEGEND

x 00.00	ON-SITE GRADES
x 00.00	SITE EDGE GRADES

MATERIAL LEGEND

A	BARKMAN BROADWAY 65MM CONCRETE UNIT PAVERS 300x300x65MM; STERLING
B	BARKMAN BOARDWALK CONCRETE UNIT PAVERS 322x89x80MM; NATURAL GREY COLOUR.
C	STAMPED ASPHALT; ASHLAR PATTERN
D	SAWCUT CONCRETE, MEDIUM BROOM FINISH, SAWCUTS 5' O.C.
E	STAMPED CONCRETE, RUNNING BOND, NATURAL GREY COLOUR WITH DARK GREY RELEASE.
F	CONCRETE MEDIUM BROOM FINISH, DECORATIVE SAWCUTS 3' O.C. GRID PATTERN.

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2	25.JAN.24	NEW SITE PLAN	JR
1	24.OCT.03	REV. PER NEW ROOFTOP	JR

CLIENT:

1094941 BC LTD.

PROJECT:

UNISON MULTI-FAMILY DEVELOPMENT

TOL # 08-25-0099

20882 - 82ND AVENUE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

GRADING & MATERIAL PLAN

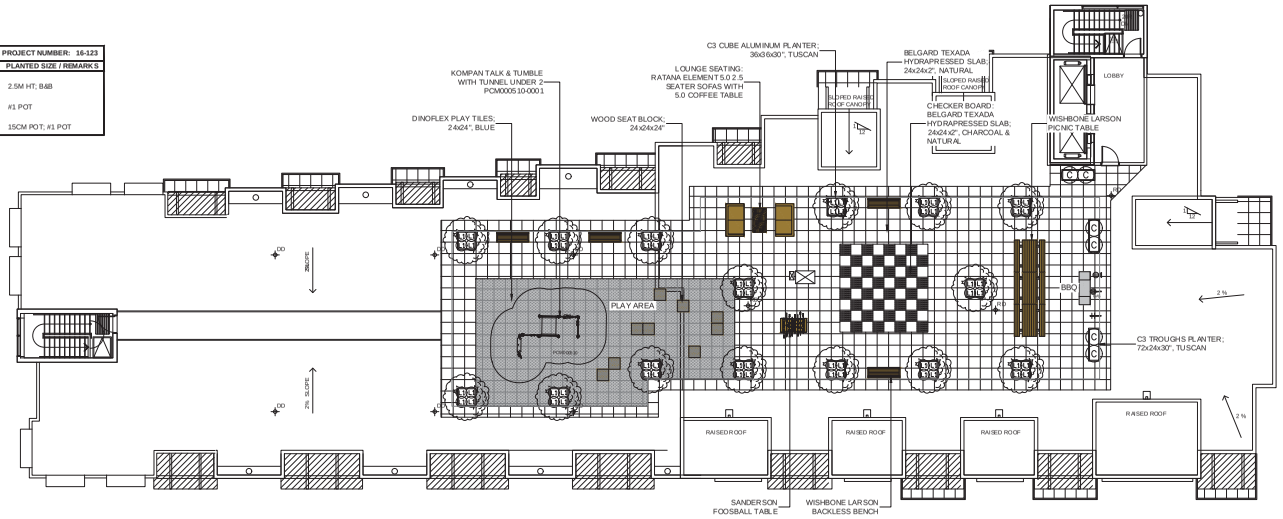
DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	1/16"=1'-0"	E1.3 OF 8
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	

24168-3.ZIP

PMG PROJECT NUMBER: **24-168**

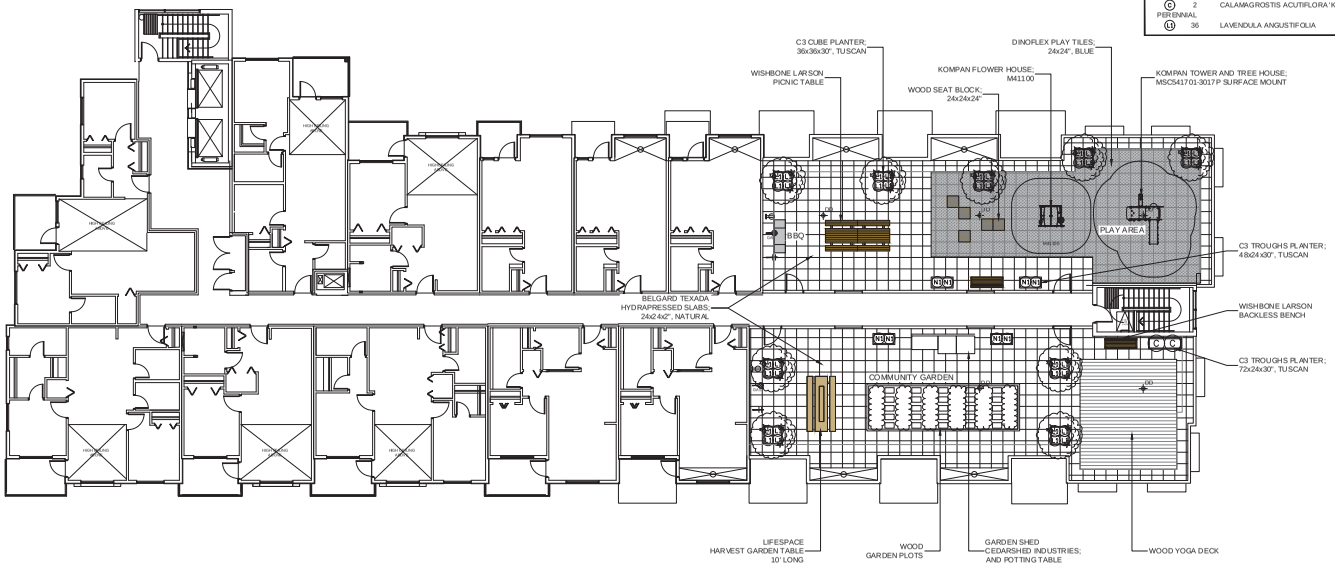
PLANT SCHEDULE — BUILDING 1 ROOF — PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
GRASS	15	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
PERENNIAL	6	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
LS	60	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT; #1 POT



PLANT SCHEDULE — BUILDING 2 ROOF — PMG PROJECT NUMBER: 16-123

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
SHRUB	9	ACER JAPONICUM	FULLMOON MAPLE	2.5M HT; B&B
GRASS	8	NANDINA DOMESTICA 'MOON BAY'	HEAVENLY BAMBOO; LOW SPREADING	#2 POT; 40CM
PERENNIAL	2	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
LS	36	LAVENDULA ANGUSTIFOLIA	ENGLISH LAVENDER	15CM POT



NOTES: * PLANT SIZES IN THE PLANT SCHEDULE 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.

24168-3.ZIP

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1	24.OCT.03	REV. PER NEW ROOFTOP	JR

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1094941 BC LTD.

PROJECT:

UNISON MULTI-FAMILY DEVELOPMENT

TOL # 08-25-0099

20882 - 82ND AVENUE
TOWNSHIP OF LANGLEY, BC

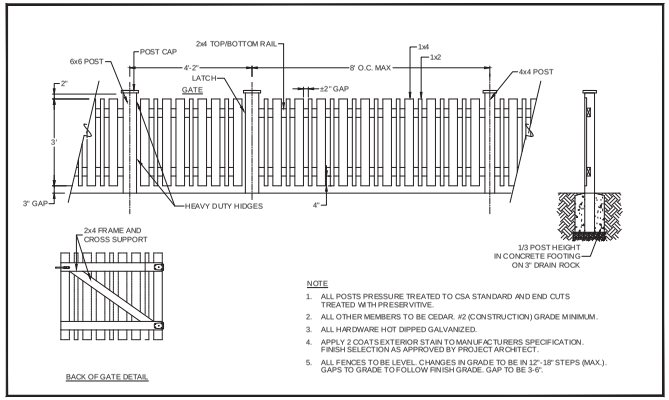
DRAWING TITLE:

ROOF DECK AMENITY AREA

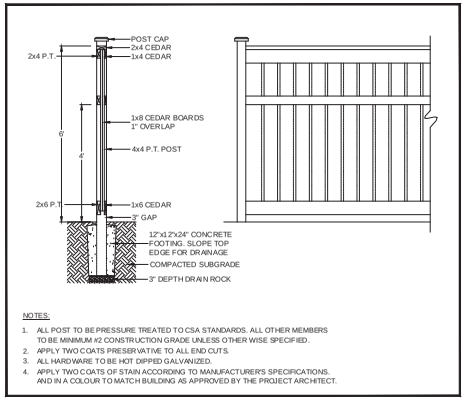
DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	3/32"=1'-0"	
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	MCY	

L3 OF 8

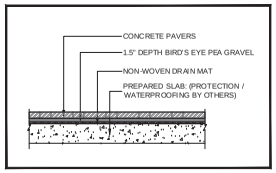
PMG PROJECT NUMBER: **24-168**



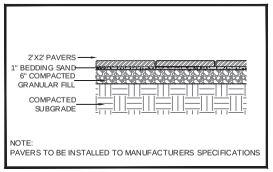
1 - 42" PICKET FENCE AND GATE
1/2"=1'-0"



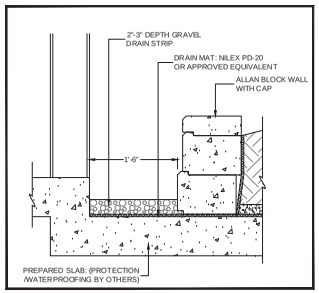
2 - 6' HT. SOLID WOOD FENCE
1/2"=1'-0"



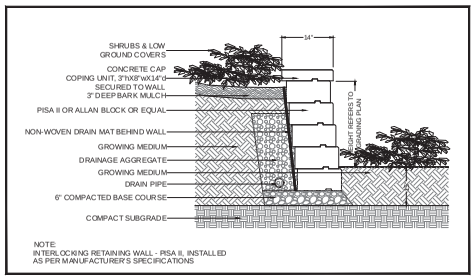
6 - PAVER ON SLAB
SCALE: 1/2"=1'-0"



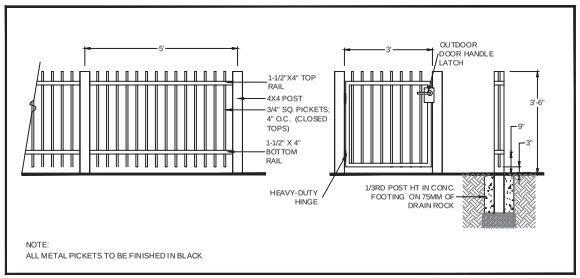
7 - PAVER ON GRADE
SCALE: 1/2"=1'-0"



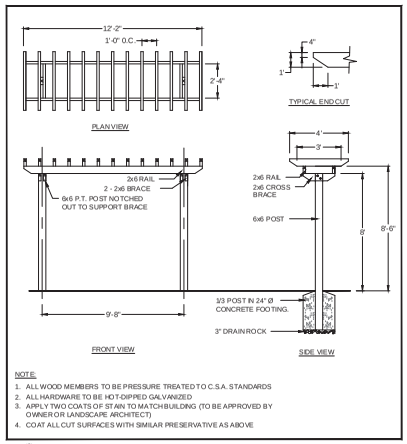
3 - DRAIN STRIP ON SLAB
1"=1'-0"



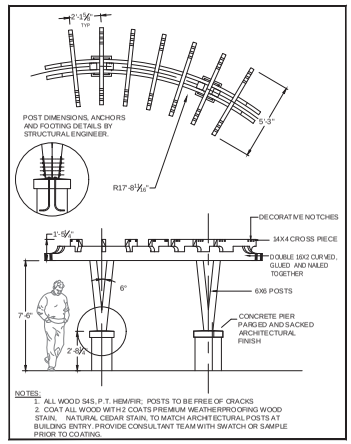
4 - CONCRETE RETAINING WALL ON GRADE
SCALE: 1/2"=1'-0"



5 - 42" HIGH METAL PICKET FENCE
SCALE: 1/2"=1'-0"



8 - GREENWAY TRELLIS
SCALE: 1/4"=1'-0"



9 - CURVED PERGOLA
1/4" = 1'-0"

KOMPAN, TOWER AND TREE HOUSE
MSC6425

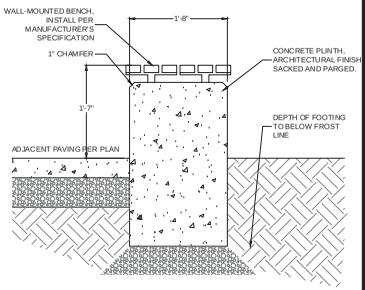
KOMPAN, TODDLER FLOWER HOUSE
M41100

RATANA; ELEMENT 5.0 - COFFEE TABLE; CEMENT

KOMPAN, TALK & TUMBLE WITH TUNNEL UNDER 2
M0000510-0001

WISHBONE, LARSON PICNIC TABLE
LPT-6; WALNUT COLOR

RATANA; ELEMENT 5.02.5 - SEATER SOFA; PEBBLE



10 - SEAT WALL
1"=1'-0"

24168-3.ZIP

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

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	25.FEB.06	REV. PER CONSULTANT COMMENTS	JR
2	25.JAN.24	NEW SITE PLAN	JR
1	24.OCT.03	REV. PER NEW ROOFTOP	JR

CLIENT:

1094941 BC LTD.

PROJECT:

UNISON MULTI-FAMILY DEVELOPMENT

TOL # 08-25-0099

20882 - 82ND AVENUE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	16.AUG.10	DRAWING NUMBER:
SCALE:	AS SHOWN	L7
DRAWN:	DO	3 OF 8
DESIGN:	DO	
CHK'D:	MCY	

PMG PROJECT NUMBER: **24-168**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY **ATTACHMENT C**

Development Permit No. 101466

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

1. NAME: 1094941 BC Ltd.

   ADDRESS: 401, 15336 – 31 Avenue
   Surrey BC V3Z 0X2

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 B Section 25 Township 8 New Westminster District Plan EPP113586

   CIVIC ADDRESS: 20882 – 82 Avenue

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

   a. Streamside Protection and Enhancement Development Permit Areas (SPEAs) as shown on Schedule A and B to the acceptance of the Township of Langley.
   b. 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.
   c. 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.
   d. Obtainment of relevant senior government environmental regulatory agency approvals and/or submission of notifications and provisions of copies of approval/submissions to the Township.

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

   This permit is not a building permit.

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

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

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

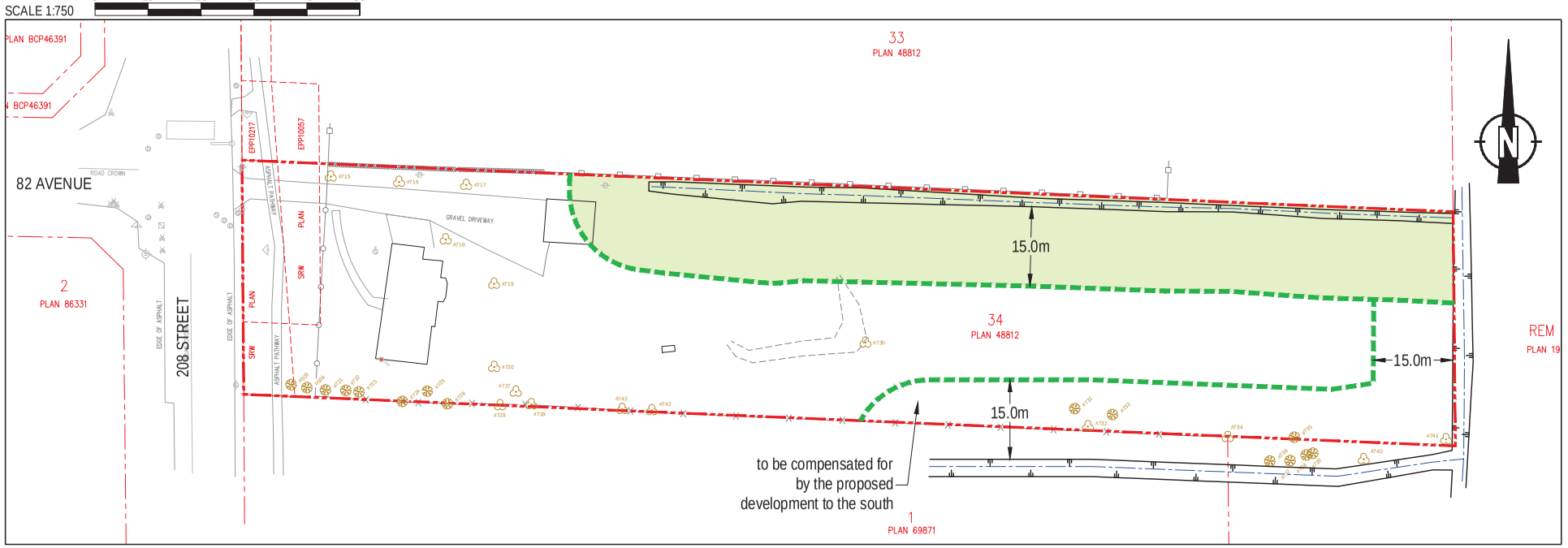
   This permit shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

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

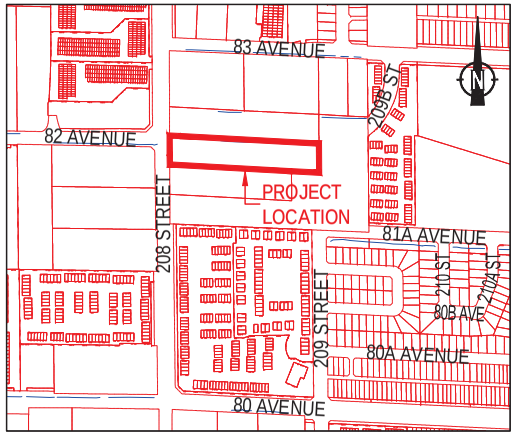
ATTACHMENTS:

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

PLAN
SCALE 1:750



LOCATION
SCALE 1:7500



LEGEND

- Property Boundary
- Bylaw Setback
- Required SPEA of North Watercourse (2,901 m²)

REFERENCE DRAWINGS

1. Drawing No. 63597-01. "Topographic Survey Plan of Lot 34, Plan 48812 - 8192 208 Street, Langley BC". April 07, 2016. McElhanney Associates Land Surveying Ltd.
2. 2017 Legal Base From Township of Langley.

1094941 BC LTD

20882 82ND AVENUE
Langley, BC

envirowest
www.envirowest.ca
envirowest consultants inc.
2000 Hartley Avenue
Coquitlam, British Columbia
Canada V3K 6W5
office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

REQUIRED SP
(OCP SCHEDUL 3)

DESIGN:	DRAWN:	CHECKED:	REVISION:
SH	SCM	IWW	0

REVISION DATE: November 05, 2024

SCALE:	PROJECT NUMBER:
As Shown	1942-10

DATE: November 15, 2018

DRAWING NUMBER: 1942-10-05

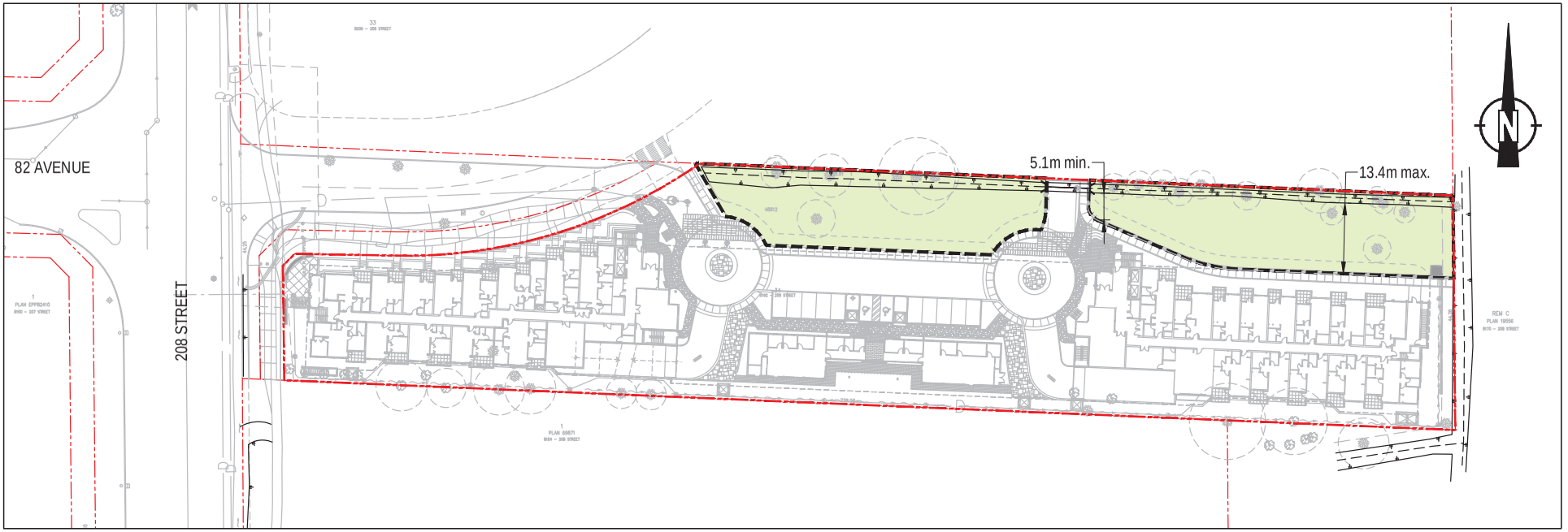
SCHEDULE A

E.13

DATE: 2024-11-05 - 4:14pm
FILENAME: N:\Envirowest Files\2024\Langley\1942-10\AutoCAD\Final\1942-10-05R01 Required SPEA OCP Sched 3.dwg
PLOT: 1:1

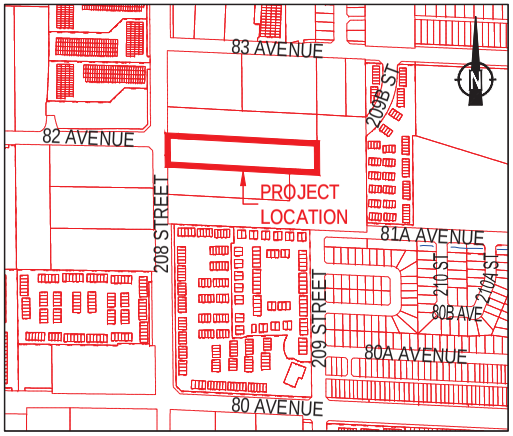
PLAN
SCALE 1:750

0 10 20 30 40 50



LOCATION
SCALE 1:7500

0 100 200 300 400 500



LEGEND

- Project Boundary
- Proposed SPEA Boundary
- Proposed SPEA (1,834 m²)

REFERENCE DRAWINGS
1. Email: 2022-05-02-Onsite.dwg. Received May 02, 2022; Hub Engineering Inc
2. 2017 Legal Base From Township of Langley.

1094941 BC LTD

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Langley, BC

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office: 604-944-0502
facsimile: 604-944-0507
saper-vedere@envirowest.ca

PROPOSED SPE

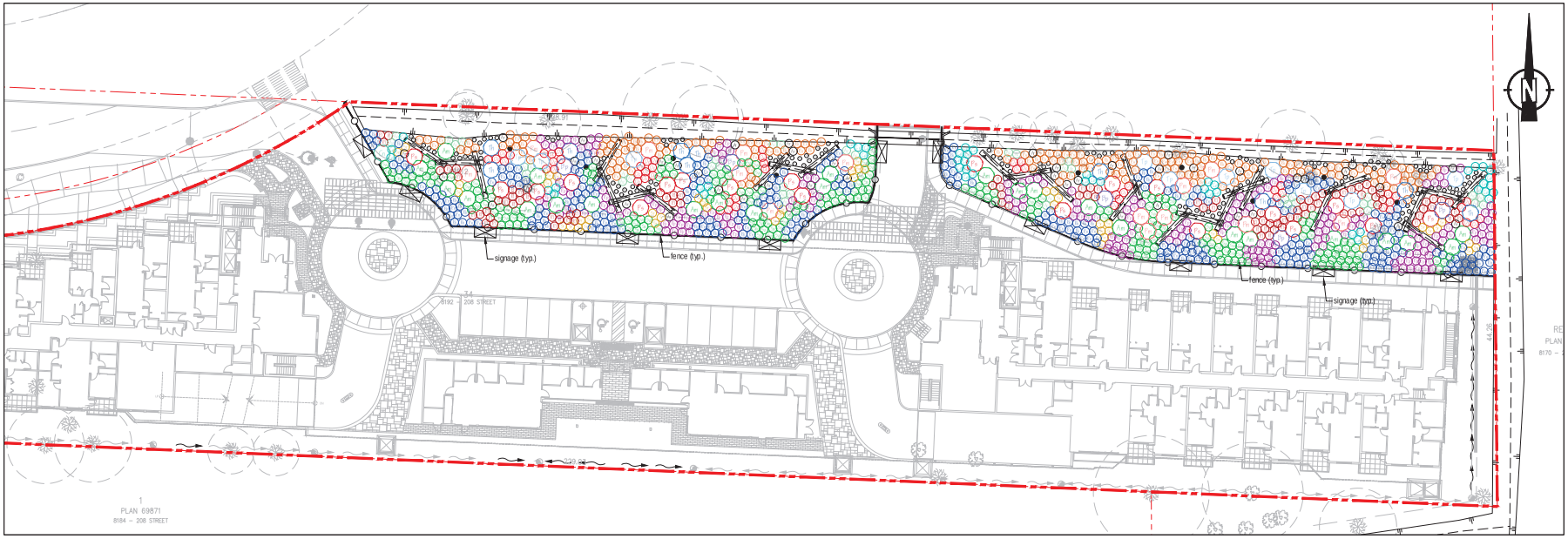
DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
SH	SCM/CEV/RK	IWW	06	November 05, 2024
SCALE: As Shown	PROJECT NUMBER: 1942-10		DRAWING NUMBER: 1942-10-06	
DATE: November 15, 2018				

SCHEDULE E.13

DATE: 2024-11-05 - 4:14pm
FILE: N:\Envirowest Files\2024\Langley\1942-10\AutoCAD\Final\1942-10-06R06 Proposed SPEA.dwg
PLOT: 1:1

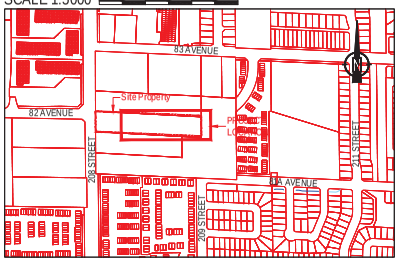
PLAN

SCALE 1:250 0 5 10 15



LOCATION

SCALE 1:5000 0 100 200 300



REFERENCE DRAWINGS

1. Email: 2022-05-02-Onsite.dwg. Received May 02, 2022; Hub Engineering Inc
2. 2017 Legal Base From Township of Langley.

1094941 BC LTD

20882 82ND AVENUE
Langley, BC

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office: 604-944-0502
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saper-vedere@envirowest.ca

STREAMSIDE ENHANCEMENT AND RESTORATION PLAN

DESIGN:	DRAWN:	CHECKED:	REVISION:	REVISION DATE:
SH	SCM/RK	RWS	07	November 05, 2024
SCALE:	PROJECT NUMBER:		DRAWING NUMBER:	
As Shown	1942-10		1942-10-07	
DATE:			SHEET 1 OF 2	
November 07, 2018				

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 209 STREET)

BYLAW NO. 6081

EXPLANATORY NOTE

Bylaw No. 6081 authorizes the closure and highway dedication removal from a portion of 209 Street at 76 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 209 STREET)

BYLAW NO. 6081

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 (SAP – 209 Street) Bylaw No. 6081”.

2. That portion of 209 Street in Section 24 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP138572 prepared by Zuzana Rijken, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

   all that portion of road containing 390.3 square metres and originally dedicated road on Plan 67446

   shall be closed to traffic.

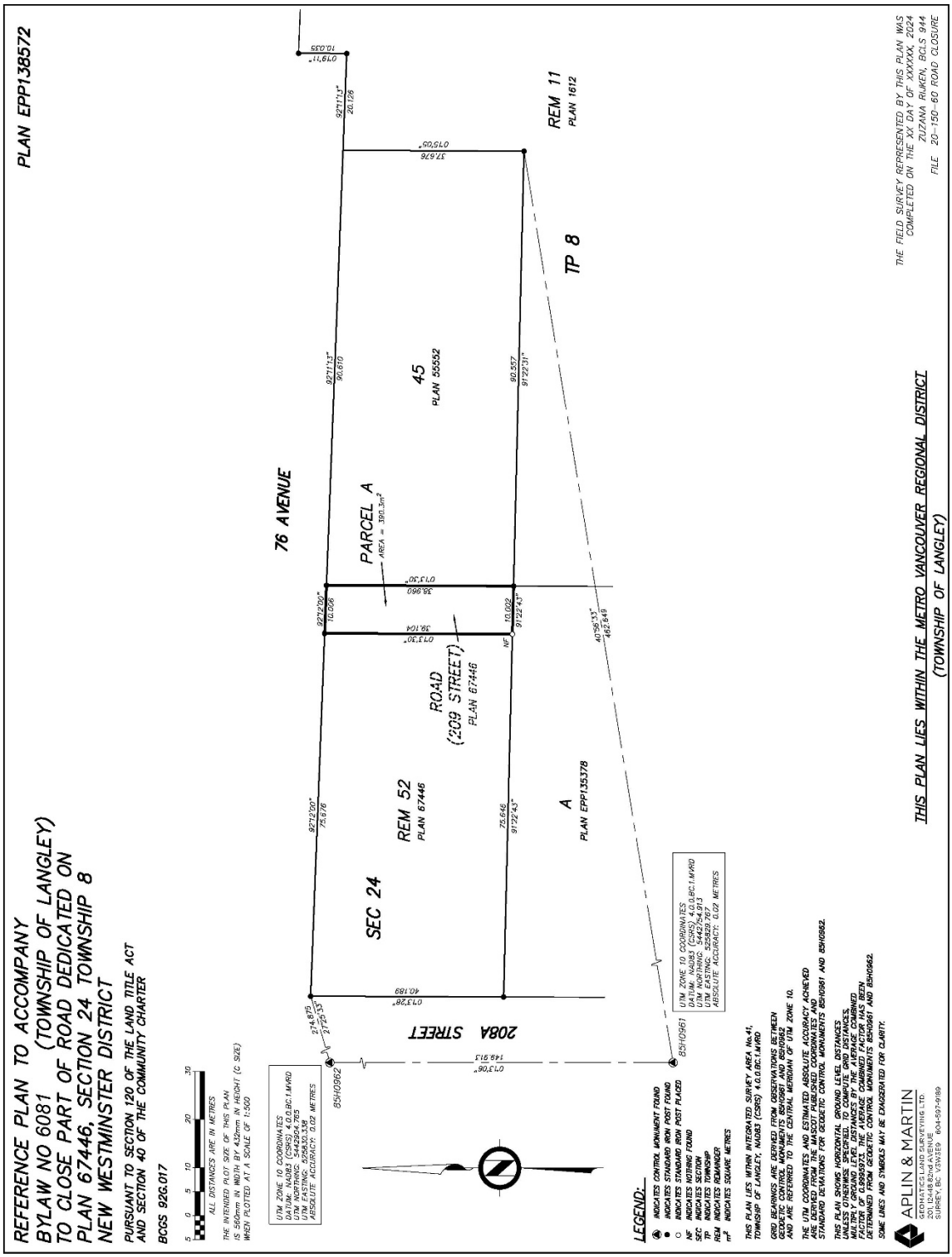
3. The dedication as highway shall be removed from that portion of 209 Street shown on Schedule “A”.

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	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE A


PLAN EPP138572
REFERENCE PLAN TO ACCOMPANY
BYLAW NO 6081 (TOWNSHIP OF LANGLEY)
TO CLOSE PART OF ROAD DEDICATED ON
PLAN 67446, 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
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500
UTM ZONE 10 COORDINATES
DATUM: NAD83 (CSRS) 4.0.0.BC.1.MKRD
UTM NORTHING: 5446762
UTM EASTING: 525830.338
ABSOLUTE ACCURACY: 0.02 METRES
85H0962
274.875
272°55'
208A STREET
073°28"
148.913
073°28"
40.189
76 AVENUE
SEC 24
REM 52
PLAN 67446
ROAD
(209 STREET)
PLAN 67446
A
PLAN EPP135378
PARCEL A
AREA = 390.3m²
45
PLAN 55552
TP 8
REM 11
PLAN 1612
927°20'
75.876
927°20'
16.006
073°30"
38.104
073°30"
38.960
NF
10.002
91°22'43"
75.646
91°22'43"
927°13'
90.610
927°13'
20.126
019°11"
10.035
075°06"
37.676
91°22'31"
90.357
40°38'33"
462.649
85H0961
UTM ZONE 10 COORDINATES
DATUM: NAD83 (CSRS) 4.0.0.BC.1.MKRD
UTM NORTHING: 5442754.913
UTM EASTING: 525828.767
ABSOLUTE ACCURACY: 0.02 METRES
LEGEND:
INDICATES CONTROL MONUMENT FOUND
INDICATES STANDARD IRON POST FOUND
INDICATES STANDARD IRON POST PLACED
INDICATES NOTHING FOUND
INDICATES SECTION
INDICATES TOWNSHIP
INDICATES ROADWORKS
INDICATES SQUARE METRES
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.41, TOWNSHIP OF LANGLEY, NAD83 (CSRS) 4.0.0.BC.1.MKRD
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 85H0961 AND 85H0962 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 85H0961 AND 85H0962.
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO OBTAIN GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999593973. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM GEODETIC CONTROL MONUMENTS 85H0961 AND 85H0962.
SOME LINES AND SYMBOLS MAY BE EXAGGERATED FOR CLARITY.
APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD
201, 12448 82nd AVENUE
SURREY, B.C. V3W 3E9 604-597-9189
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(TOWNSHIP OF LANGLEY)
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE XX DAY OF XXXXXX, 2024
ZUZANA RUMEN, BCLS 944
FILE 20-150-60 ROAD CLOSURE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 210 STREET)

BYLAW NO. 6082

EXPLANATORY NOTE

Bylaw No. 6082 authorizes the closure and highway dedication removal from a portion of 210 Street at 76 Avenue.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HIGHWAY CLOSING AND DEDICATION REMOVAL (SAP – 210 STREET)

BYLAW NO. 6082

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 (SAP – 210 Street) Bylaw No. 6082”.

2. That portion of 210 Street in Section 24 Township 8 NWD shown outlined in heavy black line on Reference Plan EPP138574 prepared by Zuzana Rijken, BCLS, a copy of which is attached hereto as Schedule “A”, and more particularly described as:

   all that portion of road containing 0.529 hectares and originally dedicated road on Plan 1612

   shall be closed to traffic.

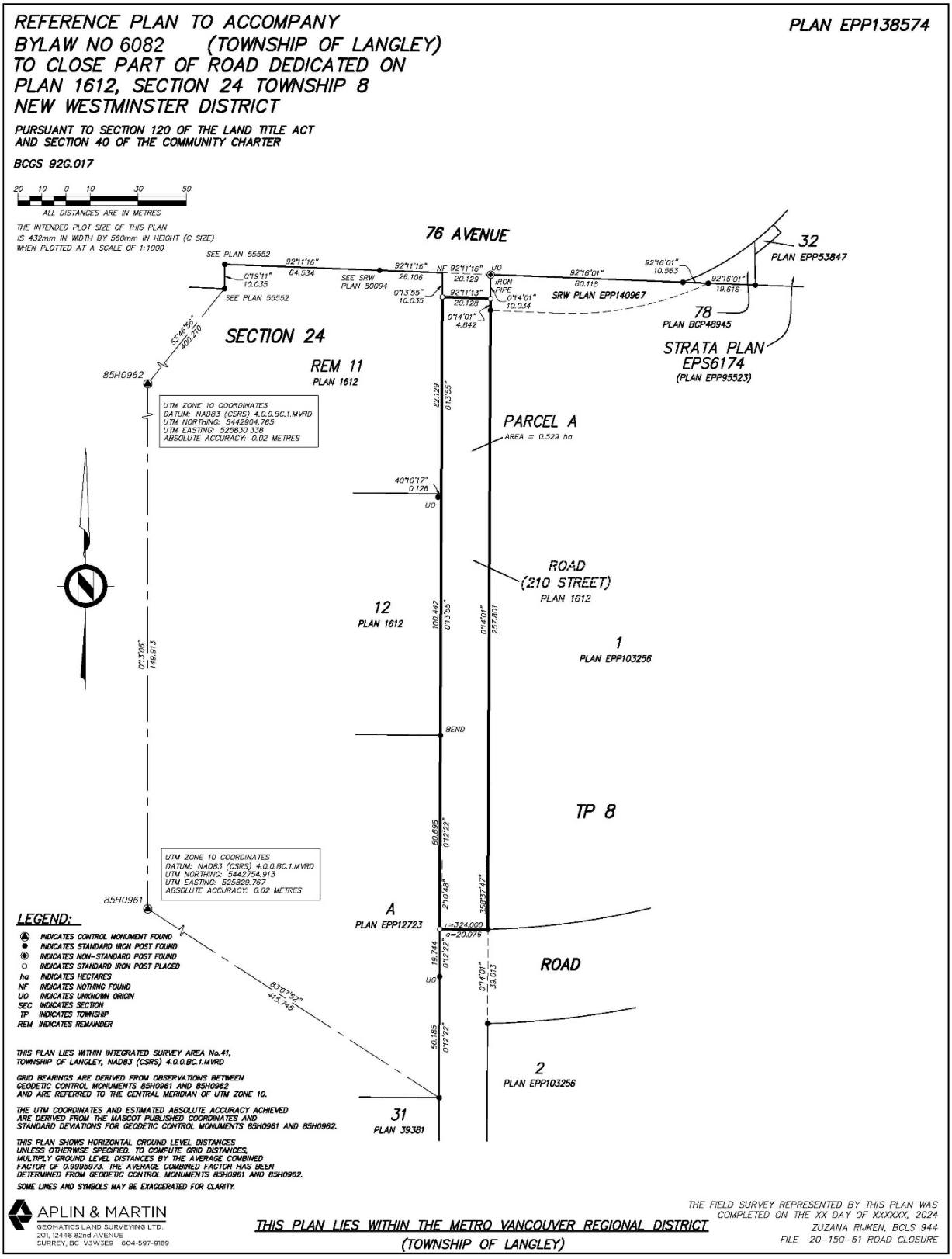
3. The dedication as highway shall be removed from that portion of 210 Street shown on Schedule “A”.

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	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE A


REFERENCE PLAN TO ACCOMPANY
BYLAW NO 6082 (TOWNSHIP OF LANGLEY)
TO CLOSE PART OF ROAD DEDICATED ON
PLAN 1612, SECTION 24 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN EPP138574
PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 92G.017
20 10 0 10 30 50
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN
IS 432mm IN WIDTH BY 560mm IN HEIGHT (C SIZE)
WHEN PLOTTED AT A SCALE OF 1:1000
76 AVENUE
SEE PLAN 55552
92°11'16"
64.534
0°19'11"
10.035
SEE PLAN 55552
SEE SRW
PLAN 80094
92°11'16"
26.106
0°13'55"
10.035
NF
92°11'16"
20.129
92°11'13"
20.128
0°14'01"
4.842
UO
IRON
PIPE
0°14'01"
10.034
92°16'01"
80.115
SRW PLAN EPP140967
92°16'01"
10.563
92°16'01"
19.618
32
PLAN EPP53847
78
PLAN BCP48945
STRATA PLAN
EPS6174
(PLAN EPP95523)
SECTION 24
REM 11
PLAN 1612
57°46'56"
466.270
85H0962
UTM ZONE 10 COORDINATES
DATUM: NAD83 (CSRS) 4.0.0.BC.1.MVRD
UTM NORTHING: 5442904.765
UTM EASTING: 525830.338
ABSOLUTE ACCURACY: 0.02 METRES
82.129
0°13'55"
PARCEL A
AREA = 0.529 ha
40°10'17"
0.126
UO
ROAD
(210 STREET)
PLAN 1612
12
PLAN 1612
109.442
0°13'55"
0°14'01"
257.801
1
PLAN EPP103256
0°13'06"
149.913
BEND
TP 8
80.098
0°12'22"
UTM ZONE 10 COORDINATES
DATUM: NAD83 (CSRS) 4.0.0.BC.1.MVRD
UTM NORTHING: 5442754.913
UTM EASTING: 525829.767
ABSOLUTE ACCURACY: 0.02 METRES
85H0961
210°48'
359°37'47"
A
PLAN EPP12723
r=324.000
a=20.076
19.744
0°12'22"
UO
0°14'01"
39.013
ROAD
83°07'52"
415.745
50.165
0°12'22"
2
PLAN EPP103256
31
PLAN 39381
LEGEND:
INDICATES CONTROL MONUMENT FOUND
INDICATES STANDARD IRON POST FOUND
INDICATES NON-STANDARD POST FOUND
INDICATES STANDARD IRON POST PLACED
ha INDICATES HECTARES
NF INDICATES NOTHING FOUND
UO INDICATES UNKNOWN ORIGIN
SEC INDICATES SECTION
TP INDICATES TOWNSHIP
REM INDICATES REMAINDER
THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.41,
TOWNSHIP OF LANGLEY, NAD83 (CSRS) 4.0.0.BC.1.MVRD
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 85H0961 AND 85H0962
AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED
ARE DERIVED FROM THE MASCOT PUBLISHED COORDINATES AND
STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 85H0961 AND 85H0962.
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED
FACTOR OF 0.9995973. THE AVERAGE COMBINED FACTOR HAS BEEN
DETERMINED FROM GEODETIC CONTROL MONUMENTS 85H0961 AND 85H0962.
SOME LINES AND SYMBOLS MAY BE EXAGGERATED FOR CLARITY.
APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT
(TOWNSHIP OF LANGLEY)
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE XX DAY OF XXXXXX, 2024
ZUZANA RIJKEN, BCLS 944
FILE 20-150-61 ROAD CLOSURE

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-16
FROM:	COMMUNITY DEVELOPMENT DIVISION	**FILE:**	08-22-0107
SUBJECT:	REZONING APPLICATION NO. 100690 (1290334 BC LTD. / ARCHITECTURE PANEL INC. / 7806 – 197 STREET)		

PROPOSAL:

Application to rezone a 0.4 ha (1.1 ac) portion of a 0.8 ha (2.0 ac) site located at 7806 – 197 Street to Comprehensive Development Zone CD-190 to facilitate development of approximately 25 townhouses.

RECOMMENDATION SUMMARY:

That Council give first, second and third reading to Bylaw No. 6101 subject to nine (9) development prerequisites being satisfied prior to final reading.

RATIONALE:

The proposal complies with the Willoughby Community Plan and Latimer Neighbourhood Plan.

RECOMMENDATIONS:

That Council give first, second and third reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (1290334 BC Ltd.) Bylaw No. 6101 rezoning approximately 0.4 ha (1.1 ac) of land located at 7806 – 197 Street to Comprehensive Development Zone CD-190 to facilitate the development of approximately 25 townhouse units, 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 (including roundabout), greenway and utility upgrades and extensions in accordance with the Township's Subdivision and Development Servicing Bylaw.
2. Provision of road and trail dedications, widenings and necessary traffic improvements in accordance with the Township's Master Transportation Plan, Subdivision and Development Servicing Bylaw and the Latimer Neighbourhood Plan.
3. Registration of a reciprocal access easement over 7806 and 7772 – 197 Street for the purpose of secondary emergency access to the subject site.
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. Dedication of the Latimer Creek Streamside Protection and Enhancement Area on the eastern portion of the site including construction of a creek greenway.
7. Registration of restrictive covenants acceptable to the Township:
    a. restricting development until a Development Permit is issued for the site

b. prohibiting clearing of the site (with the exception of servicing access areas) until such time as a final tree management plan incorporating tree retention replacement, protection details and security in compliance with the Subdivision and Development Servicing Bylaw (Schedule I – Tree Protection), is accepted by the Township
c. identifying the units (5% of townhouse units) required in accordance with the Schedule 2 – Adaptable Housing Requirements of the Township's Official Community Plan
d. prohibiting parking on internal strata roadways (other than in clearly identified parking spaces)
e. prohibiting garages from being developed for purposes other than the parking of vehicles for the townhouse units and prohibiting the development of secondary suites within individual units.

8. Compliance with the Community Amenity Contributions Policy, Willoughby Greenway Amenity Policy and 5% Neighbourhood Park Land Acquisition Policy.
9. 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.

EXECUTIVE SUMMARY:

At the October 23, 2023 Regular Council Meeting, Council adopted an amendment to the Latimer Neighbourhood Plan from 'Single Family (8 upa)' to 'Townhouse – Bonus' to accommodate future townhouse development on the east side of 197 Street from the 7700 Block to 80 Avenue. Consistent with the 'Townhouse – Bonus' land use designation, Architecture Panel Inc. has applied on behalf of the owner to rezone a 0.4 ha (1.1 ac) portion of the subject 0.8 ha (2.0 ac) site to Comprehensive Development Zone CD-190 to facilitate development of approximately 25 townhouses (38.7 uph / 15.7 upa).

A delegated development permit for form and character is being processed concurrently.

As the proposed development is consistent with the Willoughby Community Plan and the Latimer Neighborhood Plan, staff recommend Council consider the rezoning request subject to the completion of nine (9) development prerequisites.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to proposed Rezoning Bylaw No. 6101.

REFERENCE:

Owner:	1290334 BC Ltd. 6746 – 148 Street Surrey, BC V3S 3C8
Agent:	Architecture Panel Inc. 206, 1493 Foster Street White Rock, BC V4B 0C4
Legal Description:	Lot 6 Section 22 Township 8 New Westminster District Plan 70469
Location and Lot Area:	7806 – 197 Street (0.8 ha (2 ac))
Existing Zoning:	Suburban Residential Zone SR-2
Proposed Zoning:	Comprehensive Development Zone CD-190
Willoughby Community Plan:	Multi Family and Greenbelt
Latimer Neighbourhood Plan:	Townhouse – Bonus and Streamside Protection and Enhancement Areas

BACKGROUND/HISTORY:

- The subject site was designated 'Townhouse – Bonus' in the Latimer Neighbourhood Plan in October of 2023. The 'Townhouse – Bonus' designation accommodates townhouse developments at a base density of 20 uph (8 upa), with densities up to a maximum of 74 uph (30 upa) considered as part of a site-specific rezoning process.

DISCUSSION/ANALYSIS:

- Architecture Panel Inc. has applied on behalf of the owners to rezone a 0.4 ha (1.1 ac) portion of 7806 – 197 Street to Comprehensive Development Zone CD-190 to facilitate development of approximately 25 townhouses resulting in a density of 38.7 uph (15.7 upa) based on gross developable land area consistent with Section 5.2.1 of the Latimer Neighbourhood Plan.

Adjacent Uses:

	Existing Use:	Latimer Neighbourhood Plan Designation:	Jericho Sub-Neighbourhood Plan Designation:	Existing Zoning:
North:	7838 – 197 Street is currently under application for approximately 37 townhouse units (TOL Project No. 08-22-0100, third reading April 15, 2024)	Townhouse – Bonus	N/A	SR-2

South:	A property with an existing single family dwelling	Townhouse – Bonus	N/A	SR-2
East:	Latimer Creek, beyond which is a property with an existing single family dwelling, as well as lands currently under application for a seniors oriented and high density residential development (TOL Project No. 08-22-0116, third reading February 5, 2018)	Streamside Protection and Enhancement Areas	High Density Multi-Family and Seniors Residential / Institutional	SR-2
West:	197 Street, beyond which are existing single family and semi-detached dwellings	Single Family (8 upa)	N/A	R-CL(A) and R-CL(SD)

Zoning Amendment:

- The Townhouse – Bonus land use designation provides for a base density of 20 uph (8 upa) with densities up to 74 uph (30 upa) considered as part of a site-specific rezoning process.
- Bylaw No. 6101 proposes to rezone a portion of 7806 – 197 Street to a new Comprehensive Development Zone CD-190 to permit development of approximately 25 townhouse units at a gross density of 38.7 uph (15.7 upa) and a net density of 56 uph (22.7 upa).
- Consistent with the Latimer Neighbourhood Plan a condition of this rezoning includes provision of dedication and construction of the Latimer Creek greenway along the eastern side of the site.

Development Permit Area 'B' – Residential:

- The subject lands are located in Development Permit Area 'B' – Residential (for form and character) in the Willoughby Community Plan.
- Council, through Bylaw No. 5246 (Development Permit Delegation Bylaw), delegated issuance of Development Permits for residential developments without commercial or industrial components with a density equal to or less than 25 upa to a delegated staff official.
- As the proposed residential development is less than 25 upa, the associated development permit application is being processed concurrently for consideration by a delegated staff official.
- The project will be further reviewed as part of the development permit application process to ensure compliance with, including but not limited to, the following: provisions of the site's proposed CD-190 zoning in terms of siting, lot coverage, height, use and density; landscaping and age-friendly amenity area requirements; fire truck turning radius requirements; and alignment with the Development Permit Area B – Residential guidelines. Staff note that the site plan is conceptual, and resolution of the above requirements may result in a change to the proposed number of units.

Community Amenity Contributions:

- The Community Amenity Contributions (CAC) Policy applies to the subject rezoning and specifies target contribution amounts based on unit types.
- Section 5.2.g of the CAC Policy outlines where an application includes an increase in the residential density beyond that established in the plan, an additional $20,000 per townhouse unit is applicable.
- The applicant's proposal results in a potential additional 13 units beyond the base 20 uph (8 upa) density in the plan.
- Based on current rates, the CAC calculation for the proposal is as follows:

	Unit Count	**Rate per unit**	**Total**
Townhouses	25	$14,400	$360,000
Additional Contribution	13	$20,000	$260,000
Total			**$620,000**

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**
5	0	31	68	4	72

Detailed Tree Management and Landscape Plans will be provided and reviewed in conjunction with the development permit.

Policy Considerations:

The proposed rezoning application will facilitate development of approximately 25 townhouse units on property located at 7806 – 197 Street. The proposal is consistent with the Willoughby Community Plan and the Latimer Neighbourhood Plan. Staff recommend that Council give first, second, and third reading to Bylaw No. 6101 (subject to nine (9) development prerequisites).

Respectfully submitted,

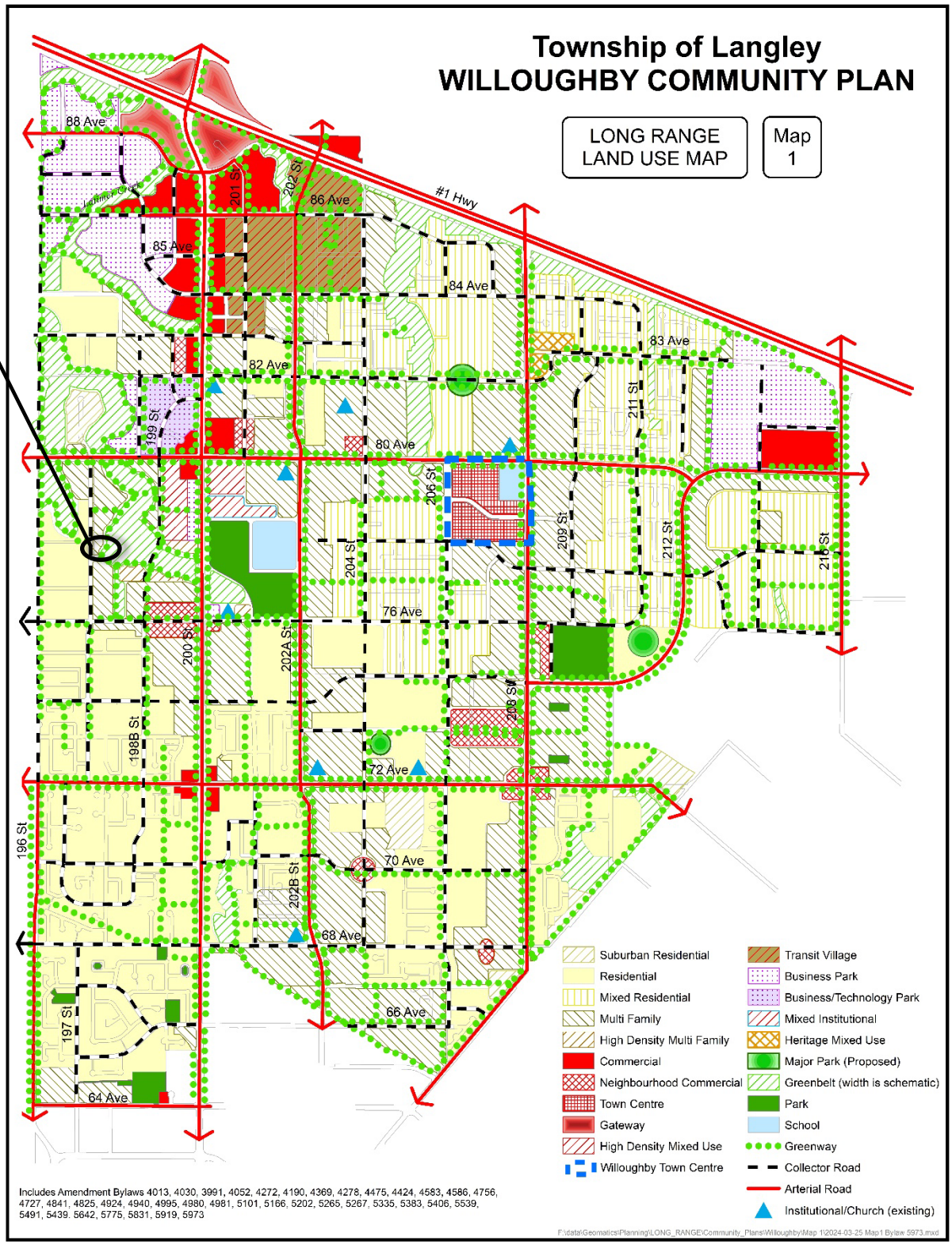
Alex Rowley
DEVELOPMENT PLANNER
for
COMMUNITY DEVELOPMENT DIVISION

ATTACHMENT A Maps and Graphics

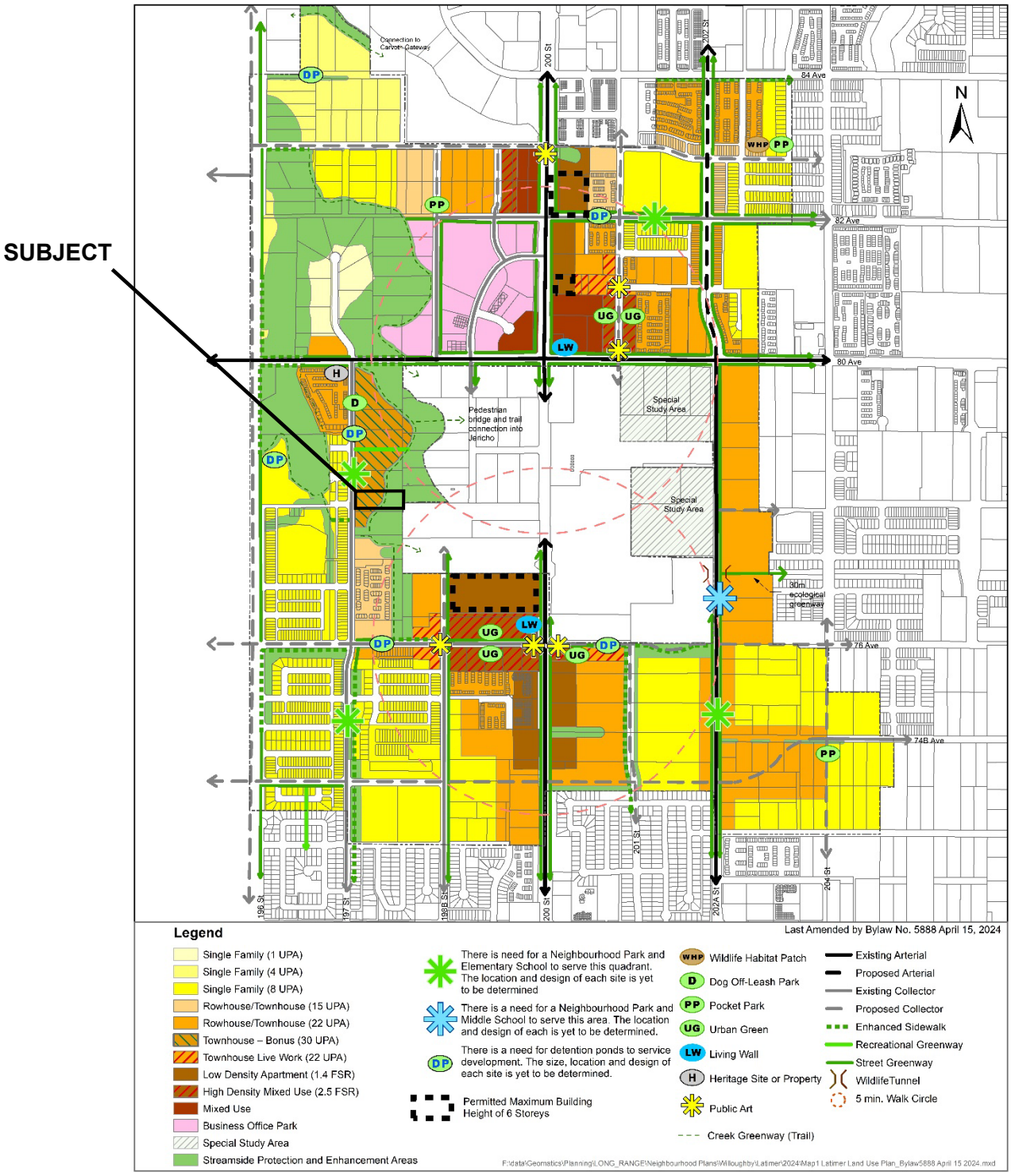
ATTACHMENT A

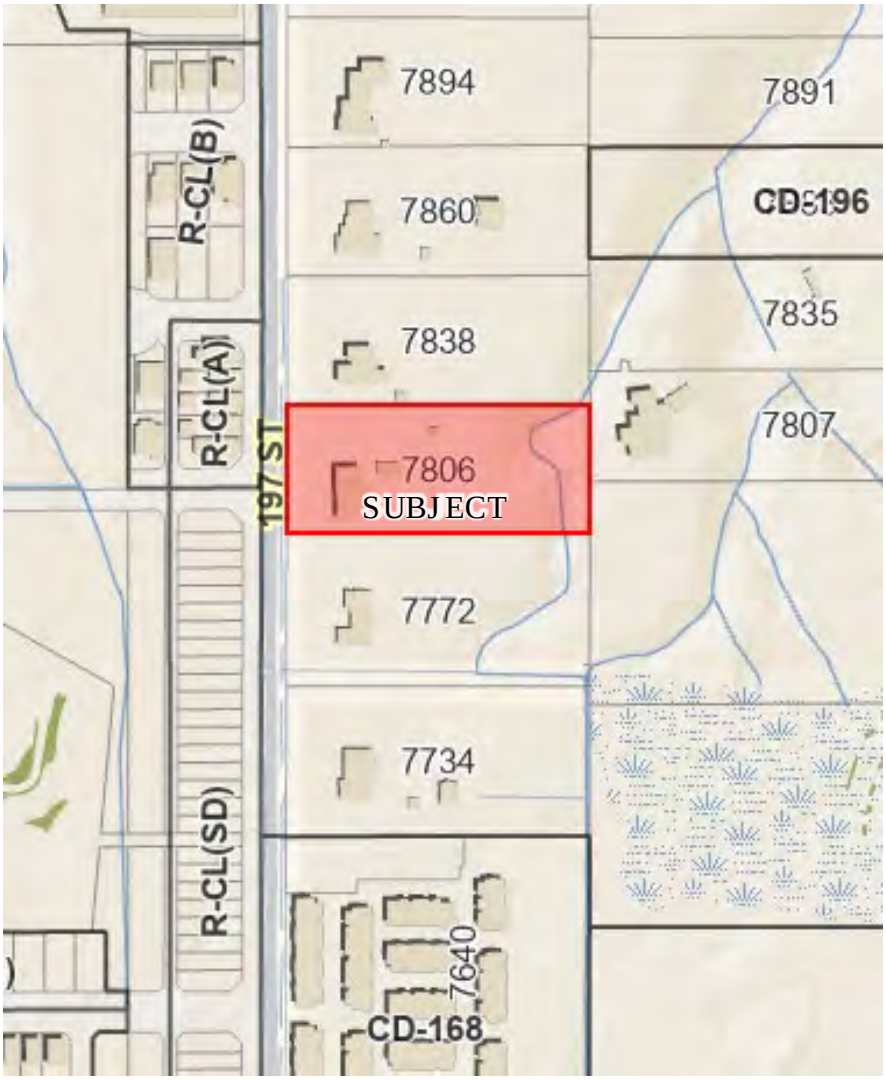
AERIAL PHOTO

SUBJECT


Township of Langley
WILLOUGHBY COMMUNITY PLAN
LONG RANGE LAND USE MAP
Map 1
#1 Hwy
88 Ave
86 Ave
85 Ave
84 Ave
83 Ave
82 Ave
80 Ave
76 Ave
72 Ave
70 Ave
68 Ave
66 Ave
64 Ave
196 St
197 St
198B St
199 St
200 St
201 St
202 St
202A St
202B St
204 St
206 St
208 St
209 St
211 St
212 St
216 St
Suburban Residential
Residential
Mixed Residential
Multi Family
High Density Multi Family
Commercial
Neighbourhood Commercial
Town Centre
Gateway
High Density Mixed Use
Willoughby Town Centre
Transit Village
Business Park
Business/Technology Park
Mixed Institutional
Heritage Mixed Use
Major Park (Proposed)
Greenbelt (width is schematic)
Park
School
Greenway
Collector Road
Arterial Road
Institutional/Church (existing)
Includes Amendment Bylaws 4013, 4030, 3991, 4052, 4272, 4190, 4369, 4278, 4475, 4424, 4583, 4586, 4756, 4727, 4841, 4825, 4924, 4940, 4995, 4980, 4981, 5101, 5166, 5202, 5265, 5267, 5335, 5383, 5406, 5539, 5491, 5439. 5642, 5775, 5831, 5919, 5973
F:\data\Geomatics\Planning\LONG_RANGE\Community_Plans\Willoughby\Map 1\2024-03-25 Map1 Bylaw 5973.mxd

Map 1 - Latimer Land Use Plan





ZONING BYLAW NO. 2500

PRELIMINARY SITE PLAN – PROVIDED BY APPLICANT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1290334 BC LTD.) BYLAW NO. 6101

EXPLANATORY NOTE

Bylaw No. 6101 rezones a 0.4 ha (1.1 ac) portion of a 0.8 ha (2.0 ac) site located at 7806 – 197 Street from Suburban Residential Zone SR-2 to Comprehensive Development Zone CD-190 to accommodate approximately 25 townhouse units.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500

AMENDMENT (1290334 BC LTD.) BYLAW NO. 6101

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 (1290334 BC Ltd.) Bylaw No. 6101".

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

   a. Adding to the Table of Contents and Section 104.1 – Zones the words "Comprehensive Development Zone CD-190" after the words "Comprehensive Development Zone CD-189"

   b. Adding to Section 110.1 after the words "CD-189" the words "CD-190 – 2,024 m^2"

   c. Adding after Section 1089 "Comprehensive Development Zone CD-189" the following as Section 1090 "Comprehensive Development Zone CD-190"

1090 **COMPREHENSIVE DEVELOPMENT ZONE CD-190**

Uses Permitted

1090.1 In the CD-190 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

1090.2 The density permitted shall be no greater than 74 units per hectare (30 units per acre).

Lot Coverage

1090.3 The maximum permitted *lot coverage* of *buildings* and *structures* shall not exceed 50% of the *lot area*.

Siting of Buildings and Structures

1090.4 Siting of *buildings* and *structures* shall be in accordance with the provisions of a Development Permit.

Height of Buildings and Structures

1090.5 The *height* of *buildings* and *structures* shall not exceed three (3) *storeys*.

Parking and Loading

1090.6 Parking and loading shall be provided in accordance with Section 107 and be in accordance with the provisions of the Development Permit.

Subdivision Requirements

1090.7 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

1090.8 Landscaping areas, landscaping screens and fencing shall be provided in accordance with the provisions of a Development Permit.

Age Friendly Amenity

1090.9 *Age-Friendly Amenity Areas* shall be provided in accordance with Section 111.5 and in accordance with the Development Permit.

Development Permit Requirements

1090.10 An application for a Development Permit shall be submitted to Council for its consideration 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:

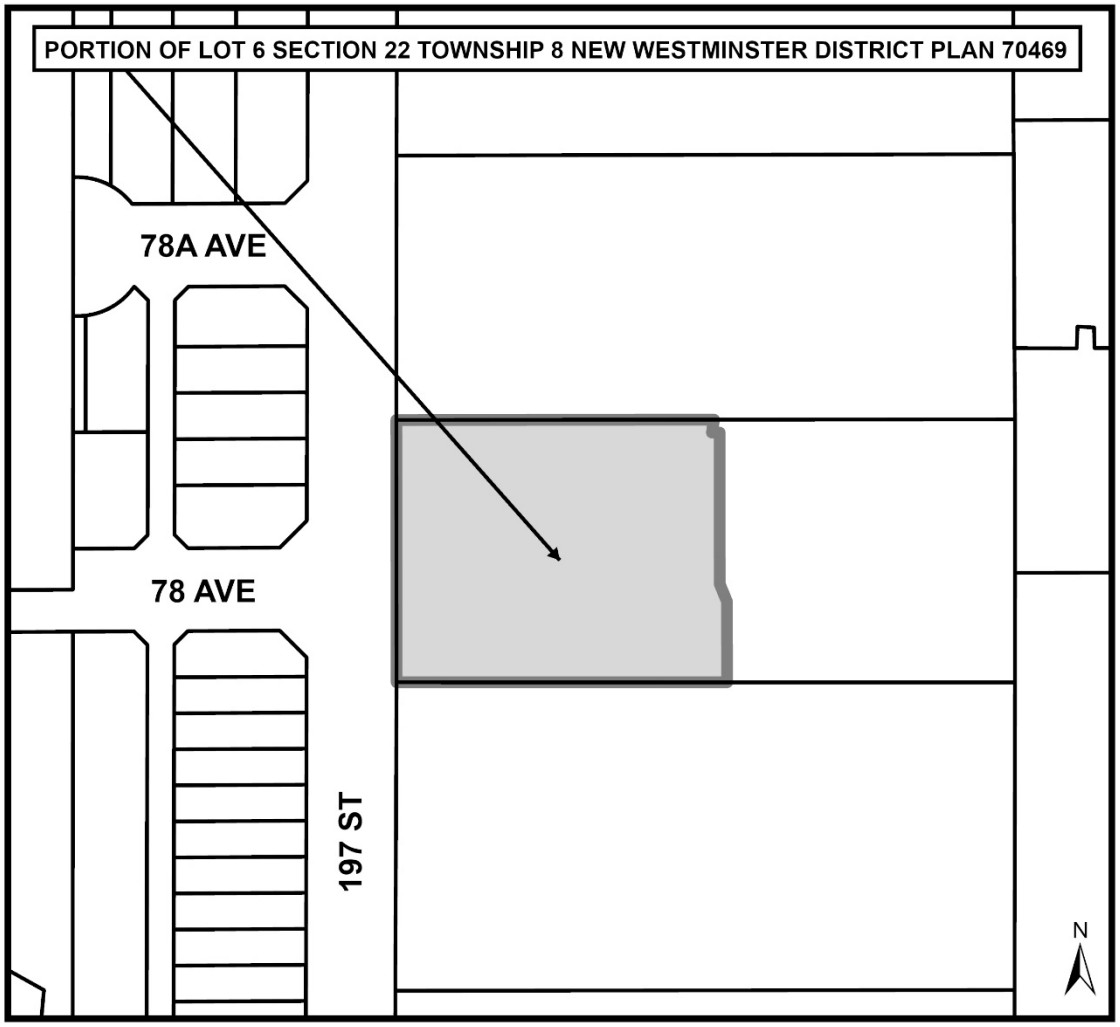
Portion of Lot 6 Section 22 Township 8 New Westminster District Plan 70469

as shown delineated on Schedule "A" attached to and forming part of this Bylaw to Comprehensive Development Zone CD-190.

NOTICE WAS ADVERTISED the	14	day of	February	, 2025.
READ A FIRST TIME the		day of		, 2025.
READ A SECOND TIME the		day of		, 2025.
READ A THIRD TIME the		day of		, 2025.
ADOPTED the		day of		, 2025.

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6101



Township of Langley
Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	FEBRUARY 24, 2024 - REGULAR MEETING	**REPORT:**	25-30
FROM:	PUBLIC WORKS DIVISION	**FILE:**	1700-80
SUBJECT:	2025 UTILITY RATES BYLAW		

RECOMMENDATIONS:

That Council give first, second, and third reading to the Langley Utility Rates Bylaw No. 6107.

That Council give first, second, and third reading to Langley Waterworks Regulation Bylaw No. 6074 Amendment Bylaw 6102.

That Council give first, second, and third reading to Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6103.

That Council give first, second, and third reading to Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw No. 6104.

That Council give first, second, and third reading to Bylaw Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6112.

That Council set the due date for the 2025 Flat Rate Utility Billing to be July 2, 2025.

EXECUTIVE SUMMARY:

The Community Charter provides for Council to adopt bylaws approving the imposition of fees and charges with respect to user pay services provided. Bylaw 6107 includes user pay utility rate changes for 2025 as contemplated in the 2025–2029 Five Year Financial Plan for water, sanitary sewer, and solid waste.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water, liquid waste, solid waste), capital infrastructure, construction and improvements, and related debt servicing.

Amendments to the Waterworks Bylaw No. 6074, Sewerworks Bylaw No. 5367, Solid Waste Bylaw No. 5200, as amended, are proposed to remove the rate schedules from these bylaws and consolidate them into the Utility Rates Bylaw No. 6107.

Council approved a volunteer water metering program to start in 2025 for residential properties to request the installation of a water meter. To determine the 2025 rates, qualified professionals were hired to analyze the Township's current rate structure and provide the new rate structure to ensure the Township met the 2025–2029 Five Year Financial Plan for water, sanitary sewer, and solid waste. The rate structure prioritizes the goals of promoting conservation while ensuring residents pay for the water they use.

At the same time, staff are proposing administrative updates to the Waterworks, Sewerworks, Solid Waste, and Bylaw Notice Enforcement bylaws to support the transition to voluntary water metering and the creation of a utility billing separate from the annual property tax bill.

PURPOSE:

The purpose of this report is to bring forward first, second, and third reading of the Utility Rates Bylaw No. 6107 to provide annual increases to water, sanitary sewer, and solid waste fees and to support the transition to voluntary water metering. At the same time, staff are proposing amendments to the Waterworks, Sewerworks, Solid Waste, and Bylaw Notice Enforcement Bylaws to facilitate the creation of a Utility Rate Bylaw. Finally, staff are proposing for, 2025 only, that the due date for the flat rate utility billing be set for July 2, 2025.

BACKGROUND/HISTORY:

At its Regular Meeting on June 10, 2024, Council directed staff to:

1. Prepare the necessary bylaws and bylaw amendments required to implement a volunteer residential metering program.
2. Continue the use and expansion of the Township of Langley's existing Automated Meter Readings (AMR) system.
3. Proceed with the required website updates and the creation of a customer utility portal for access by utility ratepayers.
4. Develop and implement a volumetric rate structure with a fixed fee billed for each reading based on the meter size by 2025.
5. Implement a tri-annual meter reading and billing schedule in 2025 and transition to quarterly billing complete with associated resource requirements by 2027.
6. Prepare a comprehensive public communications and engagement strategy.
7. Require all new residential construction obtaining final completion in 2026 and beyond, be enrolled in metered utility billing with no option for flat rate.
8. Provide an update in 2026.

DISCUSSION/ANALYSIS:

The table below provides a brief update on each of the items Council directed:

Item #	Update
1	Further bylaws and bylaw amendments have been prepared and presented in this report. Staff will continue to monitor for any other required bylaw updates and report to Council accordingly.
2	Upgrades of existing meters that do not have AMR capability are ongoing.
3	Property owners will be able to access their utility information through their My Township Account.
4	A consultant with the required expertise was hired to recommend a rate-setting strategy. The results are presented in this report for Council's consideration.
5	Staff completed meter reads on existing property owners in late 2024 to coordinate the start of tri-annual meter readings for 2025.
6	Public communications are ongoing. A webpage has been launched with information on water meters and Township staff have set up an information booth a several events throughout the summer and fall of 2024.
7	Required bylaw amendments were completed in 2024.
8	To be completed in 2026.

WATER AND SEWER RATE SETTING STRATEGY

To support the transition to voluntary water metering, staff engaged the services of a consultant with the required expertise to recommend a rate-setting strategy. The rate-setting strategy prioritized the following goals:

Establishes equitable rates where users pay only for what they use.

- Is easy for customers to understand.
- Is efficient and cost-effective for the Township to administer.
- Promotes water conservation.
- Provides the Township of Langley with revenue stability for its Water & Sewer Utilities.

To support these goals, staff are proposing the following rate structure comprised of a fixed fee billing dependent on water meter size coupled with a tiered volumetric rate structure. The meter size fee structure ensures revenue stability for the Township towards the ongoing fixed costs related to maintaining the water and sewer utilities, while the tiered rate promotes conservation and ensures that users only pay for the water that they use.

Existing metered properties and properties that participate in the voluntary water metering program will have both their water and sewer services transitioned to metered utility billing, with no option to return to flat rates.

Under the revised rate strategy, a key change will be the transition for metered utility subscribers away from being charged per distinct premise to being charged per service connection and water meter size. In the case of apartments and strata properties, as per the Waterworks Regulation Bylaw, these are serviced by a single water service that will be metered, and there is no ability to meter individual strata units. In these cases, the strata corporation will be billed and will receive a single infrastructure charge, and then correspondingly be charged for the consumption of the entire complex. It will be the responsibility of the strata corporation to determine how charges are split among owners.

Fixed Fee Component

The following fixed fee components are proposed to be charged to users receiving water and sewer service respectively. Rates were proposed based on industry standards for allocating costs per water meter size and are shown in the following tables for the water utility and sewer utility respectively.

Proposed 2025 Annual Water Infrastructure Charge based on Water Meter Size	Amount
≤19mm	$463.00
20mm to 25mm	$463.00
26mm to 37mm	$685.00
38mm to 50mm	$907.00
51mm to 75mm	$1,796.00
76mm to 100mm	$2,074.00
101mm to 150mm	$3,945.00
151mm to 200mm	$4,611.00
≥200mm	$4,611.00

Proposed 2025 Annual Sewer Infrastructure Charge based on Water Meter Size	Amount
≤19mm	$595.00
20mm to 25mm	$595.00
26mm to 37mm	$880.00
38mm to 50mm	$1,165.00

Proposed 2025 Annual Sewer Infrastructure Charge based on Water Meter Size	Amount
51mm to 75mm	$2,307.00
76mm to 100mm	$2,664.00
101mm to 150mm	$5,066.00
151mm to 200mm	$5,923.00
≥200mm	$5,923.00

Volumetric Charge Component

The following volumetric rate components are proposed to be charged to users receiving water and sewer service respectively. Staff are proposing the implementation of a tiered rate structure where users of larger quantities of water are charged a higher volumetric rate. Metered sewer charges would continue to be based upon 80% of water consumption, recognizing that there may be a portion of water consumption which does not enter the Township's sanitary sewer system.

The tiered rate structure was chosen based on industry standards and is designed to encourage water conservation by allowing for a lower rate for those water users who can minimize their use. Based on industry standards, the average single-family residential home (3.4 people) currently utilizes approximately 335m³ per year, meaning households with average or below-average use will be charged primarily at the Tier 1 Volumetric Charge.

Proposed 2025 Metered Water Unit Rate	
Tier 1 Volumetric Consumption Charge: 0 to 500m^3	$0.98 / m^3
Tier 2 Volumetric Consumption Charge: over 500m^3	$1.28 / m^3

Proposed 2025 Metered Sewer Unit Rate*	
Tier 1 Volumetric Consumption Charge: 0 to 400m^3	$1.26 / m^3
Tier 2 Volumetric Consumption Charge: over 400m^3	$1.76 / m^3

*Note: Metered Sewer is calculated on 80% water consumption.

PROPOSED 2025 FLAT RATE UTILITY RATE CHANGES

The Community Charter provides for Council to adopt bylaws approving the imposition of fees and charges with respect to user pay services provided. Bylaw 6107 includes user pay utility rate changes for 2025 as contemplated in the 2025–2029 Five Year Financial Plan for water, sanitary sewer, and solid waste.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a typical household subscribing to each service for 2025 under the 'flat rate' service is shown below.

User Pay Utilities	Percent Change	Annual Rate change	Annual Flat Rate
Water	8.71%	$61.42	$766.56
Sanitary Sewer	28.69%	$174.47	$782.60
Solid Waste 240L	10.37%	$38.61	$411.00
Solid Waste 120L	9.96%	$28.61	$316.00

To streamline the annual rate updating process and ensure rates are presented uniformly, staff are proposing the creation of a new Utility Rate Bylaw which will include all of the proposed user utility rates. Regulations related to each specific utility would remain in the Langley Waterworks Regulation Bylaw No. 6074, Langley Sewerworks Regulation Bylaw 2018 No. 5367, and the Solid Waste Management Bylaw 2016 No. 5200.

BYLAW UPDATES

To continue to support the transition to voluntary water meter billing, the issuance of separate utility rate bills, and ensure the harmonization of billing practices and regulations, staff have proposed the following updates to the Waterworks, Sewerworks, and Solid Waste Bylaws.

Langley Waterworks Regulation Bylaw No. 6074 Updates

Section	Change	Rationale
1.2	Adding Utility Rate Bylaw Definition	To facilitate adoption of the Utility Rate Bylaw
6.6	Replacing Schedule “B” with Schedule “A”	Update to reflect the schedule being renamed
9.1	Completely replacing section	To facilitate voluntary water metering and adoption of the Utility Rate Bylaw
9.2, 9.3	Replacing “Section 3.1 and Schedule “A” of this bylaw with ‘the Utility Rate Bylaw”	To facilitate adoption of the Utility Rate Bylaw
9.4	Replacing ‘basic’ with ‘flat’	To facilitate adoption of the Utility Rate Bylaw
9.4,9.15,10.2 10.3,10.4, 10.5,	Replacing “Schedule A” with ‘the Utility Rate Bylaw’	To facilitate adoption of the Utility Rate Bylaw
10.2, 10.3, 10.4	Adding “in accordance with the provision of Section 9.7 of this Bylaw”	To add clarity on how adjustments are to be performed
A	Removal of current Schedule “A” and renaming Schedule “B”	To facilitate adoption of the Utility Rate Bylaw

Langley Sewerworks Regulation Bylaw 2018 No. 5367

Section	Change	Rationale
1.1	Added Utility Rate Bylaw definition	Update the definitions list with the addition of a new definition
7.1	Update verbiage and remove the original (b)	Update the interest rate to direct the reader to the Fees and Charges Bylaw. Update references to Schedule "A" of the bylaw to the Utility Rate Bylaw
7.4	Replaced wording "Section 7.1 and Schedule "A" of this Bylaw" with "the Utility Rate Bylaw"	To facilitate adoption of the Utility Rate Bylaw
7.5	Replaced wording "Section 7.1 and Schedule "A" of this Bylaw" with "the Utility Rate Bylaw"	To facilitate adoption of the Utility Rate Bylaw
A	Removal of current Schedule "A"	To facilitate adoption of the Utility Rate Bylaw

Solid Waste Bylaw No. 5200 Updates

At the same time as the Solid Waste Bylaw is being amended to facilitate a separate utility billing, for efficiency, staff are also proposing various housekeeping updates to the Solid Waste Bylaw.

Section	Change	Reason
1.2	Add Definition of Cart Administration Fee	Moved from Schedule A
1.2	Add definition of Cart Replacement Fee	Moved from Schedule A
1, 3, 4, 6, 8	Various	Updates to reference the new Utility Rate Bylaw and relevant changes
1.2	ENGINEER means the Director of Engineering and Public Works	Current definition refers to obsolete position (General Manager of Engineering)
2.1.1	Added "Townhouses" as a property type required to arrange disposal by a Collection Service	Mistakenly excluded during the last Bylaw revision
2.1.6	Added the word "add"	This clause now prevents residents from dumping their garbage in another property's cart when set out at the curb on collection day
3.3.3.d	Damaged, lost or stolen garbage carts are to be reported to the Municipality, not the Collector	Aligns the bylaw with current practice
3.3.3.e	Added the word "negligence"	If a property neglects a garbage cart, the Township may levy the Cart Replacement Fee

Section	Change	Reason
3.7.1.a	Revised maximum weights permitted in garbage carts	The Township changed its cart supplier in 2024. New carts have different weight limits
3.7.3	New clause prevents properties from attaching bungee cords, ropes, etc. to garbage carts	Dangling bungee cords or ropes pose a safety risk to collection crews when the cart is tipped. The existing clause only specifies they may not be used to restrict the lid
4.3.3d	Damaged, lost or stolen organics carts are to be reported to the Municipality, not the Collector	Aligns the bylaw with current practice
3.3.3.e	Added the word “negligence”	If a property neglects an organics cart, the Township may levy the Cart Replacement Fee
4.7.1.a	Revised maximum weights permitted in organics carts	The Township changed its cart supplier in 2024. New carts have different weight limits
4.7.3	The added clause prevents properties from attaching bungee cords, ropes, etc. to organic carts	Dangling bungee cords or ropes pose a safety risk to collection crews when the cart is tipped. The existing clause only specifies they may not be used to restrict the lid
5.3.2	Damaged, lost or stolen recycling receptacles are to be reported to the Municipality, not the Collector	Aligns the bylaw with current practice
5.7.1	Revised maximum weights permitted in recycling carts	The Township changed its cart supplier in 2024. New carts have different weight limits
5.7.3	New clause specifies the Collector will arrange for the pull-out and return of recycling receptacles at properties with shared collection up to a maximum of one location per building	Ensures operational efficiency by preventing properties from scattering recycling carts throughout their property
6.1.4	New clause allows the Engineer to designate areas as ‘bear areas’ which will prohibit setting out any garbage, recycling, or organics until the morning of collection day	The BC Conservation Officer Service has highlighted specific areas where bear activity may conflict with curbside collection programs. Prohibiting set outs until the morning of collection minimizes the amount of time waste sits at the curb unattended and is consistent with other jurisdictions with bear activity (e.g. Coquitlam, North Vancouver, etc.)
6.3.2	Added language about the difference in Collection Fees for changing cart sizes	Updated to reflect current practice
6.5.1	Added the words “with respect to each cart returned”	Updated to reflect actual costs incurred for the service by contractor
7.3.1	Added “dishwashers” to the list of items that must have their door removed (if it locks) before setting it out for a large item pick up	Dishwashers and other items with locking doors can pose a safety risk to children when set out unattended at the curb

Section	Change	Reason
10.1.1b	Revised storage of collection receptacles when not set out for collection to be within the boundaries of the property or as otherwise directed by the Engineer, rather than "out of public view"	Storing receptacles "out of public view" is unrealistic as pulling them up to a garage or within a gate after collection is reasonable. Storing them within the property's boundaries is reasonable, with the Engineer able to further prescribe requirements as needed operationally
Schedule B	Added items to the list of materials accepted for recycling collection	Periodically, Recycle BC revises what is accepted in its program. Changes reflect updates since the last bylaw revision

Bylaw Enforcement Bylaw 2008 No. 4703 Updates

The following changes are proposed to the Bylaw Enforcement Bylaw 2008 No. 4703 to ensure continued alignment with other bylaw notices. Fines for offences under the Waterworks Regulation Bylaw have been greatly increased to provide greater deterrence for infractions that could impact the public water system. One housekeeping change is proposed to a fine in the Highway and Traffic Bylaw to align the bylaw with Council's previous direction.

Offence	Bylaw Section	Fine
Township of Langley Waterworks Regulation Bylaw No. 6074		
Backflow Prevention Device	5.8	$500
Hydrant or Standpipe Use	7.2	$2,500
Township of Langley Solid Waste Management Bylaw 2016 No. 5200		
Failure of an Owner to return a cart due to demolition	6.5.1.a	$110
Failure to store all Solid Waste Receptacles and Large Items within the boundaries of their associated property or otherwise directed by the Engineer, except when set out for collection	10.1.1.b	$200
Habitual or repeated failure to (a) manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard; or (b) store all Solid Waste Receptacles and Large Items within the boundaries of their associated property or otherwise directed by the Engineer, except when set out for collection	10.1.2	$500
Township of Langley Highway and Traffic Bylaw 2010 No. 4758		
Fail to comply with weight and dimension regulations	410 (1-5)	$200

FLAT RATE BILLING

Currently, the provisions of the Waterworks, Sewerworks, and Solid Waste Bylaw provide that bills that are not rendered as part of the annual property tax statement are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days are assessed a ten (10%) percent penalty.

To support the transition to a separate utility billing, staff are recommending that for 2025 only, the due date for the utility flat rate billing be set at July 2, 2025, with a ten (10%) percent penalty to be charged thereafter. This change will align the due date to be the same as would historically be expected by residents and allow for further communications with all residents to raise awareness of the program.

Respectfully submitted,

Aaron Ruhl
DIRECTOR, ENGINEERING AND PUBLIC WORKS
for
PUBLIC WORKS DIVISION

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

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

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

UTILITY RATE BYLAW NO. 6107

EXPLANATORY NOTE

Bylaw No. 6107 sets out Utility User Fee Rates for Water, Sewer and Solid Waste Collection.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

UTILITY RATE BYLAW NO. 6107

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 “Utility Rate Bylaw No. 6107”.

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

3. The Township hereby imposes utility rates for the provision of user pay services as specified in Schedules “1” to “3” attached to and forming part of this bylaw.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 1. WATER UTILITY
UTILITY RATE BYLAW NO. 6107

WATER UTILITY Rate Type	Description	Amount
Flat Annual Water Rates	For a distinct Premise or Coach House. Subject to the following: the 2025 annual flat rates shall be multiplied by 365/297 and calculated from March 10, 2025.	$766.56
Secondary Suite Annual Rate	Where a Premises contains a Secondary Suite	Additional 30% fee of Flat Annual Water Rate
Metered Water Rates		
Annual Water Infrastructure charge based on water meter size	For each metered service connection. The 2025 minimum metered infrastructure rates shall be multiplied by 365/297 and calculated from March 10, 2025.	
≤19mm		$463.00
20mm to 25mm		$463.00
26mm to 37mm		$685.00
38mm to 50mm		$907.00
51mm to 75mm		$1,796.00
76mm to 100mm		$2,074.00
101mm to 150mm		$3,945.00
151mm to 200mm		$4,611.00
≥200mm		$4,611.00
Metered Water Unit Rate		
Tier 1 Volumetric Consumption Charge: 0 to 500m^3		$0.98 / m^3
Tier 2 Volumetric Consumption Charge: over 500m^3		$1.28 / m^3
Other Rates		
Water Purchased for Resale		four (4) times the Tier 2 Rate
Municipal Standpipe Use	Prepayment of estimated use over a period of one year is required	four (4) times the Tier 2 Rate
Unauthorized Usage		four (4) times the Tier 2 Rate

SCHEDULE 2. SEWER UTILITY
UTILITY RATE BYLAW NO. 6107

SEWER UTILITY Rate Type	Description	Amount
Flat Annual Sewer Rates	For a distinct Premise or Coach House. The 2025 annual flat rates shall be multiplied by 365/297 and calculated from March 10, 2025.	$782.60
Secondary Suite Annual Rate	Where a Premises contains a Secondary Suite.	Additional 30% fee of Flat Annual Sewer Rate
Metered Sewer Rates		
Annual Sewer Infrastructure charge based on water meter size	For each metered service connection. The 2025 minimum metered infrastructure rates shall be multiplied by 365/297 and calculated from March 10, 2025.	
≤19mm		$595.00
20mm to 25mm		$595.00
26mm to 37mm		$880.00
38mm to 50mm		$1,165.00
51mm to 75mm		$2,307.00
76mm to 100mm		$2,664.00
101mm to 150mm		$5,066.00
151mm to 200mm		$5,923.00
≥200mm		$5,923.00
Metered Sewer Unit Rate		
Tier 1 Volumetric Consumption Charge: 0 to 400m^3	Calculated based on 80% of water consumption	$1.26 / m^3
Tier 2 Volumetric Consumption Charge: over 400m^3	Calculated based on 80% of water consumption	$1.76 /$m^3$
Other Rates		
Contaminated Ground Water	Discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer use Bylaw No. 299, 2007."	$1.76 /m3

SCHEDULE 3. SOLID WASTE
UTILITY RATE BYLAW NO. 6107

SOLID WASTE UTILITY Fee Type	Description	Amount
Flat Annual Solid Waste Base Rate	The 2025 annual rates shall be multiplied by 365/297 and calculated from March 10, 2025.	
Curbside Collection	Fee charged per Eligible Property for curbside collection service, all services	$221.00
Centralized Collection - all services	Fee charged per Eligible Property for Centralized Collection service, all services	$146.00
Centralized Collection - Organics service only	Fee charged per Eligible Property for Centralized Collection service, Organics service only	$53.00
Annual Municipal Garbage Collection Service Fee	The 2025 annual rates shall be multiplied by 365/297 and calculated from March 10, 2025	
Container Charge - 120L Garbage Cart	Fee charged per 120L Garbage Cart for garbage collection service	$95.00
Container Charge - 240L Garbage Cart	Fee charged per 240L Garbage Cart for garbage collection service	$190.00
Other Fees		
Extra Garbage Sticker		$3.50
Cart Administration Fee		$50.00
Cart Replacement Fee		$110.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW NO. 6074

AMENDMENT BYLAW NO. 6102

EXPLANATORY NOTE

Bylaw No. 6102 amends the Langley Waterworks Regulation Bylaw No. 6074 to facilitate the adoption of Utility Rate Bylaw No. 6107.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW No. 6074

AMENDMENT BYLAW NO. 6102

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 Waterworks Regulation Bylaw 6074 Amendment Bylaw No. 6102”.

2. The Langley Waterworks Regulation Bylaw No. 6074 as amended is further amended by:

   A. In Section 1.2 adding the following definitions:

      “*Utility Rate Bylaw*” means the Utility Rate Bylaw No. 6107 adopted by *Council*, as amended from time to time and any successor legislation thereto.

   B. In Section 6.6 Commercial Irrigation, replacing Schedule “B” to Schedule “A”

   C. Replacing Section 9.1 Collection of Water Rates, Fees and Charges with the following:

      1) All work undertaken by the Municipality on behalf of an Owner, whether through a Service Connection application under Section 3, or where any other costs are incurred by the Municipality on behalf of an Owner under this Bylaw, will be done on a cost recovery basis and shall include the amount expended by the Municipality for all expenditures incurred in doing the work, plus administration charges as per the Fees And Charges Bylaw. All costs incurred by the Municipality under this Bylaw on behalf of an Owner shall be payable by the Owner within 30 days of the billing date. Accounts remaining unpaid after the 30 days shall be charged interest as prescribed in the *Langley Fees And Charges Bylaw*.

      2) All Water System charges shown in the *Utility Rate Bylaw* shall be billed by the Municipality on a schedule established by the Municipality and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.

      3) All rates as set out in the *Langley Utility Rate Bylaw*, and all work done at cost as set out in this Bylaw, and all fees and charges as set out in the Fees And Charges Bylaw, shall form a charge, with penalties if applicable, against the Real Property of respective registered Owners using the Water System; and if unpaid at December 31 in each year, shall be transferred to property taxes as arrears and be recovered under the same terms and conditions as ordinary property taxes under the Community Charter.

4) Where a building permit or other permit has been obtained and a plan of subdivision or otherwise has not been registered before the date set by BC Assessment for establishing the assessment roll for the following year based on the land title office reference date, the developer, client, or otherwise will be required to pay in advance for water rates and charges, in an amount as specified by the Collector.

D. In Section 9.2 Rate Grace Period for New Development (3) replacing "Section 3.1 and Schedule "A" of this bylaw" with "the *Utility Rate Bylaw".*

E. In Section 9.3 Rate Grace Period for Other Than New Development (3) replacing "Section 3.1 and Schedule "A" of this bylaw" with "the *Utility Rate Bylaw".*

F. In Section 9.4 Current Year Water Installation replacing (3) with:

The Flat Rate as set out in the *Utility Rate Bylaw* is applicable to this Section. For multifamily development, or other than that as set out in the *Utility Rate Bylaw* the advance payment is based on the Flat Rate under the *Utility Rate Bylaw* multiplied by the number of units being developed under the *Approved* building permit.

G. In Section 9.15 Testing of Meters (3) replacing "Schedule "A" of this Bylaw with 'the *Utility Rate Bylaw*'

H. In Section 10.2 Unauthorized Water Meter Bypass Valve Usage replacing (2) with:

Any *Owner* who benefits from an open bypass valve on a *Water Meter* or metering installation, except in the case of emergency and whether or not the *Owner* knew of, or directly or indirectly caused the open bypass valve shall pay the Unauthorized Usage Rate set in the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw.

I. In Section 10.3 Unauthorized Hydrant and Standpipe Usage replacing (1) with:

Any *Owner* who benefits from an open hydrant or standpipe, except in the case of emergency, and whether or not the *Owner* knew of, or directly or indirectly caused the open hydrant, shall pay the Unauthorized Usage Rate set in the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw

J. In Section 10.4 Unauthorized Service Usage replacing (1) with:

Any *Owner* who benefits from unauthorized water usage from a *Water Service*, except in the case of emergency, and whether or not the *Owner* knew of, or directly or indirectly caused the unauthorized water usage shall pay the Unauthorized Usage Rate set in the *Utility Rate Bylaw* applied to the water use estimated in accordance with the provisions of Section 9.7 of this Bylaw.

K. In Section 10.5 Tampering With a Water Meter (1) replacing "Schedule "A" of this Bylaw with 'the *Utility Rate Bylaw*'

L. Removal of Schedule "A" – Rates and updating subsequent Schedule naming.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW NO. 6103

EXPLANATORY NOTE

Bylaw No. 6103 amends the Langley Sewerworks Regulation Bylaw 2018 No. 5367 to facilitate the adoption of Utility Rate Bylaw No. 6107.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 No. 5367

AMENDMENT BYLAW NO. 6103

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 Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw No. 6103".

2. The Langley Sewerworks Regulation Bylaw 2018 No. 5367 as amended is further amended by:

   A. In Section 1.1 adding the following definition

      "*Utility Rate Bylaw"* means the Utility Rate Bylaw No.6107 adopted by *Council*, as amended from time to time and any successor legislation thereto.

   B. Replacing Section 7.1 Collection of Sewer Rates and Charges with the following:

      a. All work undertaken by the *Municipality* on behalf of an *Owner*, whether through a *Service Connection* application under sections 3.2 or 3.6, or where any other costs are incurred by the *Municipality* on behalf of an *Owner* under this Bylaw, will be done on a cost recovery basis and shall include the amount expended by the Municipality for all expenditures incurred in doing the work, plus administration charges as per the *Fees And Charges Bylaw*. All costs incurred by the *Municipality* under this Bylaw on behalf of an *Owner* shall be payable by the *Owner* within 30 days of the billing date. Accounts remaining unpaid after the 30 days shall be charged interest as prescribed in the *Langley Fees And Charges Bylaw*.

      b. All *Sanitary Sewer System* charges shown in the *Utility Rate Bylaw* shall be billed by the *Municipality* on a schedule established by the *Municipality* and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.

      c. All *Sanitary Sewer System* charges shown in the *Utility Rate* Bylaw shall be billed at time of receipt of the approved *Waste Discharge Permit* from Metro Vancouver, and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.

      d. All rates as set out in the *Utility Rate Bylaw*, and all work done at cost as set out in this Bylaw, and all fees and charges as set out in the *Fees And Charges Bylaw*, shall form a charge, with penalties if applicable, against the *Real Property* of respective registered *Owners* using the *Sanitary Sewer System*; and if unpaid at December 31 in each year, shall be transferred to property taxes as arrears and be recovered under the same terms and conditions as ordinary property taxes under the *Community Charter*.

e. Where a building permit or other permit has been obtained and a plan of subdivision or otherwise has not been registered before the date set by BC Assessment for establishing the assessment roll for the following year based on the land title office reference date, the developer, client, or otherwise will be required to pay in advance for sewer rates and charges, in an amount as specified by the *Collector*.

C. In Section 7.4 Rate Grace Period for New Development (c) replacing "Section 7.1 and Schedule "A" of this Bylaw" with "the *Utility Rate Bylaw*".

D. In Section 7.5 Rate Grace Period for Other Than New Development (c) replacing "Section 7.1 and Schedule "A" of this Bylaw" with "the *Utility Rate Bylaw*".

E. Removal of Schedule "A" – Rates and Fees.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 6104

EXPLANATORY NOTE

Bylaw No. 6104 amends the Solid Waste Management Bylaw 2016 No. 5200 to facilitate the adoption of Utility Rate Bylaw No. 6107

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW NO. 6104

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 “Solid Waste Management 2016 Bylaw 5200 Amendment Bylaw No. 6104”.

2. The Solid Waste Management Bylaw 2016 No. 5200 as amended is further amended by:

A. In 1.2 Definitions, making the following changes:
   a. adding the following definitions:

CART ADMNISTRATION FEE means the fee charged when an Owner requests changes to the Garbage Cart or Green Cart at their property, in an amount as set out in the Utility Rate Bylaw.

CART REPLACEMENT FEE means the fee charged to an Eligible Property when a Garbage Cart or Green Cart is damaged, lost, or becomes unsuitable for collection due to acts, errors, or negligence of an Owner, in an amount as set out in the Utility Rate Bylaw

UTILITY RATE BYLAW means Township of Langley Utility Rates Bylaw 2025 No. 6107, as amended or replaced from time to time.

   b. Revising the following definitions accordingly
      i. In **COLLECTION FEE** to replacing ‘Schedule A “Collections Fees” attached to this Bylaw’ with ‘the Utility Rate Bylaw’ and replacing ‘base Eligible Property collection fee’ with ‘flat annual solid waste base rate’.
      ii. In **ENGINEER** replacing ‘General Manager of Engineering’ with ‘Director Engineering and Public Works’.
      iii. In **GLASS ITEMS** replacing ‘Schedule C’ with ‘Schedule B’
      iv. In **LARGE ITEMS** replacing ‘Schedule D’ with ‘Schedule C’
      v. In **MIXED CONTAINER ITEMS** replacing ‘Schedule C’ with ‘Schedule B’
      vi. In **MIXED PAPER** replacing ‘Schedule C’ with ‘Schedule B’
      vii. In **ORGANICS** replacing ‘Schedule B’ with ‘Schedule A’
      viii. In **RECYCABLE MATERIAL** replacing ‘Schedule C’ with ‘Schedule B’

B. In 2.1.1.a inserting ‘Townhouses’ after ‘Single Family Dwellings,’

C. In 2.1.6 inserting ‘add’ after ‘No person shall remove a cover from a receptacle, or’

D. In 3.3.1 updating ‘Schedule E’ to ‘Schedule D’

E. In 3.3.3.a deleting ‘described in Schedule A’ and ‘Damaged’
F. In 3.3.3.d replacing ‘Collector’ with ‘Municipality’

G. In 3.3.3.e adding ‘negligence’ after ‘due to the acts, errors,’ and removing ‘Damaged’ and ‘as set out in Schedule A’

H. In 3.3.4 replacing ‘Base Eligible Property Fee and Collection Service Fee’ with ‘Collection Fee’ and inserting ‘as set out in the Utility Rate Bylaw’ after ‘standard cart size’

I. In 3.5.2 inserting ‘an’ after ‘Municipality’, replacing ‘Schedule A “Collection Fees”’ with ‘Utility Rate Bylaw’ and adding ‘s’ to the end of ‘sticker’.

J. In 3.7.1 replacing the maximum gross tare weights with the following

Size of Garbage Cart	Maximum gross tare weight
120 litres	50.8 kg (112 lbs)
240 litres	101.6 kg (224 lbs)
360 litres	152 kg (335 lbs)

K. Inserting new 3.3.7 as follows:

Owners shall ensure any items used to secure a Garbage Cart or other receptacle when not set out for collection, including but not limited to bungee cords, chains, and rope, are fully removed from the receptacle when set out for at the curb collection under the Municipal Garbage Collection Service.

L. In 4.3.1 replacing ‘Schedule E’ with ‘Schedule D’

M. Replacing 4.3.3 with the following

An Owner shall, with respect to an Organics Cart made available to him or her:

a. maintain the Organics Cart in a clean and sanitary condition, without modification and free of paint or graffiti or pay;

   i. the Cart Administration Fee to have the cart cleaned, or
   ii. if the Engineer deems the Organics Cart is unable to be used for the Municipal Organics Collection Service due to contamination, or for any other reason, the Cart Replacement Fee

b. ensure that the lid of the Organics Cart remains completely closed at all times, except when it is necessary to open the cover to dispose of Organics;

c. ensure that the Organics Cart is not placed in a location so as to encroach on:
   i. any other Owner’s property; or
   ii. any street, lane or public place, except when required to be placed on

such street, lane or public place for the purposes of the Municipal Organics Collection Service as described in Section 6.1;

d. notify the Municipality if the Organics Cart is damaged, lost or stolen;

e. if the Organics Cart is damaged, lost or stolen:
   i. cooperate with the Municipality's investigation of the damage, loss or theft; and
   ii. if the Municipality determines that the damage, loss or theft was due to the acts, errors, negligence or omissions of the Owner, including for certainty if the Owner has failed to comply with Section 6.1.1h, pay the Cart Replacement Fee

f. leave all Organics Carts on the Premises upon sale of an Eligible Property; and

g. return the Organics Cart to the Collector upon request from the Municipality in accordance with the terms of this Bylaw.

N. In 4.7.1 replacing the maximum gross tare weight with the following:

Size of Organics Cart	Maximum gross tare weight
80 litres	33.3 kg (73.5 lbs)
120 litres	50.8 kg (112 lbs)
240 litres	101.6 kg (224 lbs); or

O. Inserting new 4.7.3 as follows:

Owners shall ensure any items used to secure an Organics Cart or other receptacle when not set out for collection, including but not limited to bungee cords, chains, and rope, are fully removed from the receptacle when set out for at the curb collection under the Municipal Organics Collection Service.

P. In 5.3.2 replacing 'Collector' with 'Municipality'

Q. In 5.7.1 replacing the Maximum gross tare weight with the following:

Size of Cart	Maximum gross tare weight
120 litres	50.8 kg (112 lbs)
360 litres	152 kg (335 lbs)

R. Inserting new 5.7.3 as follows:

For properties receiving Centralized Collection under the Municipal Recycling Collection Service, if Recycling Receptacles are stored in an underground parkade or other location not accessible by collection vehicles, the Collector will arrange for the retrieval and return of Recycling Receptacles as required to carry out collection, up to a maximum of one (1) location per building

S. Inserting 6.1.4 as follows:

The Engineer has the authority to designate areas as ‘bear areas’, requiring properties in the determined area to set out receptacles or bundles for collection no earlier than 5:00am, and no later than 7:30am on the scheduled Collection Day.

T. In 6.3.1 replacing “Schedule G” with “Schedule D”

U. Replacing 6.3.2 with the following:

If the Engineer approves a request under Section 6.3.1, then the Owner of the Eligible Property shall pay the Cart Administration Fee for each exchanged Garbage Cart and/or Organics Cart. With respect to the exchanged Garbage Cart, if at the time of the application the Collection Fee has already been paid by the Owner:

a. if the size of the Garbage Cart is increasing, the Owner must pay the portion of the Collection Fee that corresponds with the difference in size of the exchanged Garbage Cart pro rata for the remaining balance of the calendar year from the date the cart is delivered; or

b. if the size of the Garbage Cart is decreasing, the portion of the Collection Fee that corresponds with the difference size the exchanged cart pro rata for the remaining balance of the calendar year from the date the cart is delivered shall be applied to the Owner’s utility account.

V. Replacing 6.4 Additional Garbage Cart or Organics Cart with the following:

6.4.1 Upon application to the Engineer by an Owner other than a tenant, the number of Garbage Carts available to an Owner may be changed as follows:
a. the Municipality shall make up to two additional Garbage Carts available to an Owner of an Eligible Property that has no Centralized Collection, and the Owner shall pay, with respect to each additional Garbage Cart:

i. the portion of the Collection Fee for the additional Municipal Garbage Collection Service, pro rata to the remaining balance of the calendar year, commencing on the date of cart delivery; and
ii. the Cart Administration Fee.

b. an Owner may return an additional Garbage Cart made available by the Engineer pursuant to Section 6.4.1, and the Owner shall, with respect to each Garbage Cart returned, pay the Cart Administration Fee. If the Engineer, in his or her discretion, allows the application, and:
i. if at the time of the application the Collection Fee has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the Collection Fee for the additional Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made until the date that the additional cart is removed; and
ii. if at the time of the application the Collection Fee has already been paid by the Owner, then the pro rata portion of the Collection Fee for the additional Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the utility account of the Eligible Property.

6.4.2 Upon application to the Engineer by an Owner, the number of Organics Carts available to an Owner may be changed as follows:
a. the Municipality shall make one additional Organics Cart available to an Owner of an Eligible Property that has no Centralized Collection for use by the occupant(s) of a licensed secondary suite or coach house, and the Owner shall pay the Cart Administration Fee, payable on the date of application; and

b. The Municipality shall make additional Organics Carts available to an Owner of an Eligible Property with more than one legally permitted Single Family Dwelling, up to a total number of Organics Carts equivalent to the number of legally permitted Single Family Dwellings present at the Eligible Property. With respect to each Cart, the Owner shall pay the Cart Administration Fee payable on the date of application; and

c. an Owner may return an additional Organics Cart made available by the Engineer pursuant to Section 6.4.2a and 6.4.2b., at no cost.

W. In 6.5.1.b replacing with “With respect to each cart returned, pay the Cart Administration Fee.”

X. Replacing 6.5.2 with the following:

The portion of the Collection Fee for the Municipal Garbage Collection Service will be adjusted to reflect the removal of the Garbage Cart during demolition and construction as follows:

a. If at the time of the cart removal the Collection Fee annual fee that corresponds for the Municipal Garbage Collection Service has not yet been paid by the Owner, then the Owner shall pay the pro rata portion of the Collection Fee for the annual fee for the Municipal Garbage Collection Service applicable to that portion of the calendar year beginning January 1 of the calendar year in which the application is made, until the date the additional cart is removed; or

b. If at the time of the application cart removal the additional portion of the Collection Fee annual fee for the Municipal Garbage Collection Service has already been paid by the Owner, then the pro rata portion of the Collection Fee additional annual fee for the Municipal Garbage Collection Service applicable to the remaining balance of the calendar year from the date the additional cart is removed shall be applied to the utility account of the Eligible Property.

Y. In 6.6.1 replacing ‘cart administration fee set out in Schedule A’ with ‘Cart Administration Fee’

Z. In 7.2.1 replacing ‘Schedule D’ with ‘Schedule C’

AA. In 7.3.1 adding ‘dishwashers’ after ‘iceboxes,’

BB. Replacing Section 8 **COLLECTION FEE** with the following:

<u>8.1 Garbage and Organics Collection Fee</u>

8.1.1 Every Owner of an Eligible Property shall pay the flat annual solid waste base rate portion of the Collection Fee, as set out in the Utility Rate Bylaw. The first flat annual solid waste base rate portion of the Collection Fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage and Organics Cart(s) are delivered. The flat annual solid waste base rate portion of the Collection Fee applies to all Eligible Properties except:

a. an Owner exempt from the Collection Services pursuant to Section 11.1.1 or 11.2.1; or

b. an Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of collection services.

8.1.2 Every Owner of an Eligible Property shall pay the Annual Municipal Garbage Collection Service portion of the Collection Fee that corresponds to the size and number of Garbage Carts assigned to the Eligible Property, as set out in the Utility Rate Bylaw. The first Annual Municipal Garbage Collection Service portion of the Collection Fee shall be the pro rata portion applicable to the remainder of the calendar year from the date the Garbage Cart is delivered. The portion of the Annual Collection Fee for Municipal Garbage Collection Service applies to all properties in possession of a Garbage Cart, except if:

a. An Owner that has entered into an agreement with the Municipality under Section 2.4.1, but for certainty, such Owner shall pay the amounts as specified in such agreement for the receipt of Collection Services.

8.1.3 Subject to Section 8.1.1 and Section 8.1.2, the Collection Fee is effective for the calendar year. The Collection Fee shall be billed by the Municipality on a schedule established by the Municipality and is payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a 10 percent (10%) penalty and if unpaid at December 31 each year, shall be transferred to property taxes as arrears and be received under the same terms and conditions as ordinary property taxes under the Community Charter.

8.1.4 With respect to each Owner that enters into an agreement with the Engineer pursuant to Section 2.4.1, the Collection Fee shall be payable as per the agreement.

CC. In 10.1.1.b replacing ‘out of public view’ with ‘within the boundaries of their associated property unless directed otherwise by the Engineer,’

DD. Deleting Schedule A and renaming all subsequent schedules accordingly

EE. In the newly renamed Schedule B

a. Adding the following to the list of items in 1.1 Mixed Containers

- Plastic food storage containers
- Plastic cutlery and straws

- Gable-top cartons
- Plastic jugs and bottles
- Plastic clamshells

b. Adding the following to the list of items in 1.3 Mixed Paper

- Paper party décor

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6112

EXPLANATORY NOTE

Bylaw No. 6112 updates Bylaw Notice Enforcement Bylaw 2008 No. 4703 to update the bylaw descriptions, bylaw cross section references and fine amounts as a result of changes to the Waterworks Regulation Bylaw No. 6074, Langley Sewerworks Regulation Bylaw 2018 No. 5367 and Solid Waste Management Bylaw 2016 No. 5200.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW NO. 6112

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

1. This Bylaw may be cited for all purposes as “Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. 6112”.

2. The “ Bylaw Notice Enforcement Bylaw 2008 No. 4703 ” as amended is further amended by.

A. The current designated bylaw contraventions under Schedule A with reference to the Township of Langley Waterworks Regulation Bylaw 1995 No. 3482 be replaced with:

Township of Langley Waterworks Regulation Bylaw No. 6074

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Backflow Prevention Device	5.8	$500.00
• Hydrant or Standpipe Use	7.2	$2,500.00

B. The current designated bylaw contraventions under schedule A with reference to the Township of Langley Solid Waste Management Bylaw 2016 No. 5200 be replaced with:

Township of Langley Solid Waste Management Bylaw 2016 No. 5200

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to separate Garbage, Organics, Recyclable Material and Large Items prior to removal and disposal	2.1.2	$250.00
• Failure of Owner in a Solid Waste Collection Area to arrange for removal or disposal of Garbage, Organics, Recyclable Material or Large Items by	2.1.3	$500.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
an applicable Collection Service or by private collection		
• Removal of a cover, by a person other than the Owner, Municipality, Collector, or a person designated by the Engineer, from a receptacle or disturb Garbage, Organics, or Recyclable Material set out for collection	2.1.6	$250.00
• Failure of an Owner to comply with any provision of Township of Langley Solid Waste Management Bylaw 2016, No. 5200, as amended	2.1.10	$250.00
• Possess a Garbage Cart or Organics Cart that was not made available to the Owner of an Eligible Property	3.3.5, 4.3.4	$250.00
• Deposit Organics, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Garbage Collection Service	3.6.1.a.vi	$50.00
• Contaminate a receptacle used for collection under the Municipal Garbage Collection Service or the Municipal Organics Collection Service, or contaminate a Recycling Receptacle	3.6.1.b, 4.6.1.b and 5.6.1.b	$50.00
• Deposit Garbage, Recyclable Material or Prohibited Material in a receptacle used for collection under the Municipal Organics Collection Service	4.6.1.a	$50.00
• Deposit Garbage, Organics or Prohibited Material in a Recycling Receptacle	5.6.1.a.ii	$50.00
• Failure to place receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection	6.1.1.a	$50.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
adjacent to the Eligible Property from which it came		
• Placement of receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection that interferes with public vehicular, bicycle or pedestrian traffic	6.1.1.f	$50.00
• Failure to remove receptacle for collection under the Municipal Garbage Collection Service, the Municipal Organics Collection Service or the Municipal Recycling Collection from collection location before the end of the Collection Day	6.1.1.h	$50.00
• Failure of an Owner to return cart due to demolition	6.5.1.a	$110.00
• Placement for collection under the Municipal Large Item Collection Service of refrigerators, iceboxes, or other containers with locking devices still attached	7.3.1.b	$250.00
• Failure to remove Large Item from the collection location before the end of the Collection Day	7.4.1.g	$50.00
• Failure to manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard	10.1.1.a	$50.00

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Failure to store all Solid Waste Receptacles and Large Items within the boundaries of their associated property or otherwise directed by the Engineer, except when set out for collection	10.1.1.b	$200.00
• Habitual or repeated failure to (a) manage Garbage, Organics, Recyclable Material, Large Items and Prohibited Material generated from or used at the Owner's property, or discarded on the portion of a highway that is adjacent to and abutting the Owner's property from the property line to the edge of the roadway surface, in a manner that prevents the Garbage, Organics, Recyclable Material, Large Items and Prohibited Material from creating litter, an unpleasant odour, nuisance, or a health hazard; or (b) store all Solid Waste Receptacles and Large Items within the boundaries of their associated property or otherwise directed by the Engineer, except when set out for collection	10.1.2	$500.00
• Discard any Garbage, Organics, Recyclable Material, Large Items or Prohibited Material in a public place or highway, including in a receptacle, if any, provided by the Municipality at the public place which is designated for the collection of litter from the general public	10.2.1	$500.00

C. The following designated bylaw contravention under schedule A with reference to the Township of Langley Highway and Traffic Bylaw 2010 No. 4758 be replaced with:

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
• Fail to comply with weight and dimension regulations	410 (1-5)	$200.00

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	MONDAY FEBRUARY 24, 2025 - REGULAR MEETING	**REPORT:**	25-28
FROM:	FINANCE DIVISION	**FILE:**	1810-20
SUBJECT:	LANGLEY FEES AND CHARGES BYLAW AMENDMENT		

RECOMMENDATIONS:

That Council give first, second and third reading to the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111.

That Council give first, second and third reading to the Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099.

EXECUTIVE SUMMARY:

Section 194(1) of the Community Charter makes provision for Council to adopt bylaws approving various fees and charges that can be imposed with respect to services being provided. The proposed Township's Fees & Charges Bylaw No. 4616 Amendment Bylaw No. 6111 will include 18 fees and charges categories under separate schedules as follows:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 3: ANIMAL CONTROL
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 6: POLICE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 9: SOLID WASTE
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 12: SEWER
- Schedule 13: STORMWATER
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 15: TREE PROTECTION
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE
- Schedule 18: BUILDING PERMIT

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

Amendments to the Langley Building Bylaw 2008 No. 4642, as amended, are proposed to remove fees from Appendix A (Building Permit Fees) that will now reside in the Fees and Charges Bylaw and includes the renumbering of Appendix A accordingly.

PURPOSE:

The purpose of this report is to bring forward for first, second and third reading the Langley Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111 highlighting additions, fee changes and repealed fees and Langley Building Bylaw 2008 No. 4642 Amendment Bylaw No. 6099 removing fees from Appendix A (Building Permit Fees) that will now reside in the Fees and Charges Bylaw.

BACKGROUND/HISTORY:

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

DISCUSSION/ANALYSIS:

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

Schedule 1: PARKS

General Fee Increase

This bylaw amendment reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 2% increase be applied to parks fees with an implementation date of September 1, 2025, except where noted separately within this report.

Park Concession Rental Fees

Staff are proposing the addition of Commercial, Private, Non-Profit Adult and Non-Profit Youth descriptions to the daily and seasonal rates in order for contract descriptions to align with other park fees and simplify the process for the booking software. Besides the recommended 2% general fee increase, the concession rental fees are not proposed to change.

Williams Park Picnic Area and Park Picnic Shelter Fees

Staff propose the William Park Picnic Area and Park Picnic Shelters Fees change from an hourly rate to a daily rate as well as change to a single rate for all user groups. Staff analyzed past picnic area and picnic shelter bookings and determined the majority were booked by Private parties for five (5) hours, which lead staff to propose a single rate based on the previous Private hourly rate for five hours plus the recommended general fee increase of 2%. This rate change will also provide for a better online booking system process to assist in the administration resources for the picnic area and picnic shelters and allow time for each area and shelter to be cleaned and prepared for any future bookings. The proposed new fees, effective upon Bylaw adoption, would be as follows:

- Williams Park Picnic Fee
    - Commercial from hourly $49.30 to daily $172.15
    - Private from hourly $33.75 to daily $172.15
    - Non-Profit from hourly $18.20 to daily $172.15
- Park Picnic Shelter Fee
    - Commercial from hourly $35.30 to daily $96.40
    - Private from hourly $18.90 to daily $96.40
    - Non-Profit from hourly $10.75 to daily $96.40

Water Wagon & Misting Tent Fees

Staff are proposing the removal of the fees associated with The Water Wagon and Misting Tent as these items are no longer available for rent by outside organizations. These items will be utilized for internal use only.

Synthetic Turf Fields Class AA Fee

Staff are proposing a new fee for the Willoughby Community Park - Southeast Synthetic Field as this field is 25% larger than a standard field. Staff expect the maintenance and replacement costs of this field will exceed a standard field; therefore, this new fee is proposed to address these additional costs. The proposed new fees would be as follows:

- Prime – Commercial Hourly – $184.35
- Prime – Private Hourly – $160.60
- Prime – Non-Profit Adult Hourly – $87.70
- Prime – Non-profit Youth Hourly – $59.65
- Non-Prime – Commercial Hourly – $184.35
- Non-Prime – Private Hourly – $160.60
- Non-Prime – Non-Profit Adult Hourly – $87.70
- Non-Prime – Non-profit Youth Hourly – $59.65

General Housekeeping within Parks Schedule

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

- Added “includes” section to provide clarity to user groups.
- Updated the Parking Lot Use building acronyms to reflect changes to the salishan Place by the River (SAL) and Aldergrove Community Centre (ACC).
- Replaced the Non-Profit rate description with Non-Profit Adult and Non-Profit Youth rate description due to the booking software issues mentioned in the Park Concession Fee note. This proposed rate description change impacts:
    - McLeod Athletic Park Track Eight Lanes
    - McLeod Athletic Park Announcers Booth
    - McLeod Athletic Park First Aid Room
    - McLeod Athletic Park Officials Room
    - McLeod Athletic Park Video Display Screen
    - Amphitheatre
    - Change Rooms – Parks
- As proposed in the 2024 Fees & Charges bylaw, the Community Patrol Officer fee was incorporated into all rentals after September 1, 2024. Therefore, staff are proposing the removal of the Community Patrol Officer Fee and corresponding footnote superscript.
- Removal of the superscript indicating the inclusion of contributions to park asset replacement reserve fund, as this reserve no longer exists.

Schedule 2: CEMETERIES

General Fee Increase

This bylaw amendment reflects increases experienced in the past year with respect to cost escalations for staffing, utilities, materials, and supplies. It is recommended that a 2% increase be applied to the Cemetery Fees and Cemetery Care Fund. The Cemetery Capital Improvement Fee will continue to be 5% of the proposed increased Cemetery Fees and Cemetery Care Fund.

Market Adjustments

Staff have completed a comprehensive review of local cemeteries to ensure cost alignment and are proposing increases to the following fees beyond the proposed inflationary increases:

- Right of Internment – Resident – Natural/Hybrid from $3,960.60 to $5,073.60.

- Right of Internment – Non-Resident – Natural/Hybrid from $7,922.25 to $10,148.25.

Schedule 3: ANIMAL CONTROL

No amendments or fee increases are proposed.

Schedule 4: FINANCE

Staff propose changes to Schedule 5 to add one new fee. A Bonding replacement for $100. There is a significant complexity and additional staff time when needing to replace a bonding fee like a letter of credit that is being held by the Township.

Schedule 5: MISCELLANEOUS CORPORATE

Board of Variance Application Fees

Staff have reviewed existing Board of Variance fees. Based on the review, it is proposed that the fee for an application to the Township of Langley Board of Variance be increased from $450 to $525 and to add a new proposed Board of Variance Fee application fee of $675 where construction has started without a permit to accurately reflect the cost associated with the processing of a Board of Variance application, while still maintaining a regionally comparative fee within the Lower Mainland. See Schedule 5 (Attachment E) for proposed changes to Miscellaneous Corporate fees and Charges.

Building Record Search Fee

The complexity and the number of Building Record Search requests continue to increase. The proposed minor fee increase from $25 to $30 will offset the costs associated with the additional processing time for Building Record Searches.

Schedule 6: POLICE

No amendments or fee increases are proposed.

Schedule 7: FIRE

Staff propose changes to Schedule 7 to reflect industry standards, cost increases for building maintenance, current wage increases and updates to the Fire Prevention Bylaw along with the addition of new fees for the following:

- Squad Apparatus $900.00
- Reinspection Fees were expanded to reflect the required time to complete inspection.
    - Reinspection Fee for Commercial Properties up to 5000 sq. ft $125.00
    - Reinspection Fee for Commercial Properties 5001sq.ft to 10000 sq. ft $175.00
    - Reinspection Fee for Commercial Properties 10001 sq. ft to 15000 sq. ft $225.00
    - Reinspection Fee for Commercial Properties greater than 150001 sq. ft $300.00
    - Reinspection Fee for Multi-Residential Properties 1 to 5 floors $175.00
    - Reinspection Fee for Multi-Residential Properties 6 to 10 floors $200.00
    - Reinspection Fee for Multi-Residential Properties Greater than 10 floors $300.00
- Mobile Food Vendor Inspection $125.00

Staff has also proposed the removal the following fee as it is no longer applicable.

- Props (includes Confined Space and gas) No Technicians $285.00

Schedule 8: TRANSPORTATION

Highway Use Permit Fees

Staff propose an incremental increase to the cost for Highway Use Permit Signals in Flash fees due to the cost increases of staffing as follows:

- Cost per occurrence (business hours) from $100 to $150.
- Cost per occurrence (after hours) from $300 minimum charge to $400 minimum charge.

Pavement Reinstatement Fees

Staff propose an incremental increase to the cost for pavement reinstatement fees due to the inflationary increases of the prices of asphalt and fuel as follows:

- Pavement Reinstatement Fee from $90/$m^2$ to $100/$m^2$ with a minimum charge of $1,000 (2024 – $900).
- Pavement Degradation Fee from $20/$m^2$ to $25/$m^2$.

Reclaiming Chattel or Fixture Fees

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

- Sign (Sign area 1.44 m^2 or less) from $50 to $75.
- Sign (Sign area 1.44 m^2 to 10 m^2 less) from $100 to $125.
- Sign Removal from $75/hr to $100/hr.
- Lifting Equipment from $150/hr to $175/hr.
- Permit Extension or Revision Fee from $50 to $75.

Survey Monument Fees

Staff are proposing a new fee: the Township of Langley Monuments fee, proposed at $1,000, to recover replacement and administrative costs associated with disturbed survey monuments that were previously installed by the Township of Langley.

Electric Vehicle Chargers

Staff analyzed the recent operational costs and revenues from the existing EV charging network. The increase to the Level 2 public EV charging fees for the first two hours, from $1.00 per hour to $1.50 per hour, are proposed to ensure the cost of operating public chargers is recovered through user fees. All other public electric vehicle charges will remain unchanged.

Culvert Installation

Staff propose a new fee pertaining to the environmental fees associated with Boulevard Tiling. With respect to environmental fees, several factors can influence the cost of the installation including, but not limited to, length/size of culverting, classification of stream(s) to be in-filled, and senior government regulatory approval processes and requirements. Due to the variable nature of environmental fees, the proposed fee will be charged at cost.

For clarity, staff are also proposing to add a “per driveway” rate description for the Environmental Permitting Fees, driveway installations for both the Class A and Class B fees occurring in Summer instream works window.

Schedule 9: SOLID WASTE

No amendments or fee increases are proposed.

Schedule 10: FILMING

Following a review of municipal film-related fees, staff propose an increase to facility and park rental fees, airport runway closure and airport parking fees to align with general industry rates. In addition, staff also propose a new airport Location Activity Fee of $500 to cover costs related to the coordination and monitoring of film activities within leased space at the airport.

An increase of the RCMP hourly rate is also proposed to cover the increased wages contained within the RCMP Collective Agreement.

Schedule 11: WATERWORKS

Staff propose a housekeeping amendment to clarify that Fire Hydrant Use Water Consumption is at the four (4) times the Tier 2 water rate as a result of the Township adopting a tiered volumetric water structure.

Schedule 12: SEWER

No amendments or fee increases are proposed.

Schedule 13: STORMWATER

No amendments or fee increases are proposed.

Schedule 14: DEVELOPMENT SERVICES

Staff propose minor housekeeping amendments to remove text regarding Land Use Contracts which were terminated June 30, 2024, by the province. No fee increases are proposed.

Schedule 15: TREE PROTECTION

No amendments or fee increases are proposed.

Schedule 16: AIRPORT

Aircraft Parking Fees

The proposed visitor tie-down fee increase is in response to complaints from customers requesting to pay the fee via cash. Customers are required to pay the fee through a drop box located at the airfield for overnight aircraft tie-down parking, which does not provide change for fees. This proposed fee increase results in the fee equalling a whole number, $12 and would reduce time and resources currently spent reconciling change.

Mail Service Fees

The proposed increase to the Annual Mailbox Rental fee is to align with the annual mailbox fee charged by Canada Post, while remaining competitive with other mailbox options. The fee is proposed to increase from $165 per unit to $170 per unit.

Aviation Safety & Regulatory Compliance Fees

This new fee category is proposed by staff to address new proposed fees. The new fees include:

- Runway Closure Fee – YNJ has received an increasing amount of requests for closure of its runways due to crane installations near YNJ, requests for filming and other special events. Any runway closure results in significant operational disruption and cost for the airport and related organizations. This per day fee, proposed at $5,000, will include a one (1) day minimum and cover the costs resulting from closure disruptions.
- Aeronautical Assessment and Land Use Assessment Letter of No Objection Fee - An increase in cranes and building developments has resulted in significant additional resources and costs required to communicate, coordinate, and assess each situation to determine impact to aviation safety of the airport. This proposed fee of $500 per request will cover costs to provide a letter of approval or no objection to approve their installation of cranes for building construction on behalf of the Langley Regional Airport.

Schedule 17: RECREATION, ARTS AND CULTURE

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

General Fee Increase

This bylaw amendment reflects increases the division has experienced in the past year with respect to cost escalations for staffing, utilities, materials and supplies. It is recommended that a 2% average increase be applied to all rentals with an implementation date of September 1, 2025, except where noted separately within this report.

Also, based on recent market analysis and a comparison with our neighboring/size-comparable municipalities, staff are proposing the single admissions and passes remain at the same rate as the 2024/25 Fees and Charges. Freezing the admission prices for this year is also an initiative that is in line with Council's direction of finding ways to keep prices lower for users.

Other Proposed Changes to Fees and Charges – Arts and Culture

Facility Rentals
Rental areas at the new salishan Place by the River were adjusted and added to ensure that all possible rental spaces were included in the schedule. In particular, the reception hall and outdoor deck venue were adjusted to more accurately reflect municipal market comparisons and still maintain a structure that relates back to current Township fees and charges. Staff is proposing that the new rental rates related to salishan Place by the River be implemented immediately.

Housekeeping Items

- Flat rate changes:
    - remove reference to Fri/Sat,
    - change 12noon-2am reference to more than 8 hours,
    - remove General and added Private and Non-Profit sections
- change salishan Exhibition Halls from 1, 2 and 3 to Main Exhibition Gallery and Feature Exhibition Gallery.

Schedule 18: BUILDING PERMIT

Building Permit Fees

For ease of use, staff propose an amendment to the Langley Building Bylaw 2008 No. 4642, as amended (via proposed Bylaw No. 6099) to add and update fees under existing Appendix A to the Fees and Charges Bylaw 2007 No.4616. In addition, the proposed amendment includes housekeeping changes to remove all reference to the fees as part of Appendix A in Langley Building Bylaw 2008 No. 4642 and replace with Langley Fees and Charges Bylaw 2007 No. 4616 as amended from time to time and the renumbering of Appendix A.

The proposed 2025 amendment includes fee adjustments for 2025 using the Marshall and Swift Valuation Plan as a reference guide. The proposed amendment adds new fees associated to driveway permits in conjunction with a building permit and adds fees to assist in the cost of review where the Building Energy staff is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a single-family, multi-family, commercial, industrial, or institutional projects. See Schedule 18 (Attachment R) for proposed changes to Building Permit fees and charges. **Financial Implications:**

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

Respectfully submitted,

Kim Kenward
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	**Name**
FINANCE DIVISION	S. Ruff
COMMUNITY DEVELOPMENT DIVISION	S. Richardson
ENGINEERING DIVISION	A. Ruhl
PROTECTIVE SERVICES - FIRE	J. de Roy
CORPORATE ADMINISTRATION DIVISION	C. Roche
RECREATION, ARTS AND CULTURE DIVISION	R. Stare

ATTACHMENT A	Schedule 1:	PARKS
ATTACHMENT B	Schedule 2:	CEMETERIES
ATTACHMENT C	Schedule 4:	FINANCE
ATTACHMENT D	Schedule 5:	MISCELLANEOUS CORPORATE
ATTACHMENT E	Schedule 7:	FIRE
ATTACHMENT F	Schedule 8:	TRANSPORTATION
ATTACHMENT G	Schedule 10:	FILM
ATTACHMENT H	Schedule 14:	DEVELOPMENT SERVICES
ATTACHMENT I	Schedule 16:	AIRPORT
ATTACHMENT J	Schedule 17	RECREATION, ARTS AND CULTURE
ATTACHMENT K	Schedule 18:	BUILDING PERMITS
ATTACHMENT L	Schedule 11:	WATERWORKS

ATTACHMENT A

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Outdoor Plaza	Commercial Hourly	$35.50	$36.20
Includes: Bedford Plaza	Private Hourly	$19.40	$19.80
	Non-Profit Hourly	$11.00	$11.20
McLeod Athletic Park Stadium			
McLeod Athletic Park Stadium McLeod Athletic Park Stadium Includes: Grandstand, Synthetic Turf Field, Track & Field, and Throws Area	Commercial Hourly	$334.75	$341.45
	Non-Profit Hourly (with admissions)	$248.25	$253.20
	Private Hourly	$204.50	$208.60
	Non-Profit Adult Hourly	$160.80	$164.00
	Non-Profit Youth Hourly	$160.80	$164.00
McLeod Atheltic Park Stadium Synthetic Turf Field Class A ""	Prime - Commercial Hourly	$144.60	$147.50
	Prime - Private Hourly	$125.95	$128.45
	Prime - Non-Profit Adult Hourly	$68.80	$70.20
	Prime - Non-Profit Youth Hourly	$46.80	$47.75
	Non-Prime - Commercial Hourly	$120.05	$122.45
	Non-Prime - Private Hourly	$101.50	$103.55
	Non-Prime - Non-Profit Adult Hourly	$43.50	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.15	$24.65
	Removal or Installation of football uprights in the oval field	$3,045.75	$3,106.65
McLeod Athletic Park Track Eight Lanes ""	Commercial Hourly	$103.75	$105.85
	Private Hourly	$70.10	$71.50
	Non-Profit Adult Hourly	$36.35	$37.10
	Non-Profit Youth Hourly	$36.35	$37.10
McLeod Athletic Park - Track & Field Track & Field includes: Long Jump, Triple Jump, West Shot Put, High Jump, Pole Vault, Throws Area	Commercial Hourly	$158.60	$161.75
	Private Hourly	$107.45	$109.60
	Non-Profit Adult Hourly	$56.10	$57.20
	Non-Profit Youth Hourly	$47.30	$48.25
McLeod Athletic Park - Throws Area Throws Area includes: Javelin, East Shot Put, Discus, Hammer Throw, Throws Cages	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
McLeod Athletic Park Announcers Booth Announcers Booth Includes: Annoucers Booth, Score Board, & Audio System	Commercial Hourly	$105.00	$107.10
	Private Hourly	$70.00	$71.40
	Non-Profit Adult Hourly	$35.00	$35.70
	Non-Profit Youth Hourly	$35.00	$35.70
McLeod Athletic Park First Aid Room	Commercial Hourly	$15.90	$16.20
	Private Hourly	$10.60	$10.80
	Non-Profit Adult Hourly	$5.30	$5.40
	Non-Profit Youth Hourly	$5.30	$5.40
		.	
McLeod Athletic Park Officals Room	Commercial Hourly	$15.90	$16.20
	Private Hourly	$10.60	$10.80
	Non-Profit Adult Hourly	$5.30	$5.40
	Non-Profit Youth Hourly	$5.30	$5.40
McLeod Athletic Park Video Display Screen	Commercial Hourly	$226.75	$231.30
	Private Hourly	$151.55	$154.60
	Non-Profit Adult Hourly	$76.30	$77.85
	Non-Profit Youth Hourly	$76.30	$77.85
Storage Space	Annual Non-Profit $/ft^2 Rate	$0.60	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$771.30	$786.75
	Private Per Day Rate	$514.60	$524.90
	Non-Profit Per Day Rate	$257.80	$262.95
Parking Lot Use - WGC, WCB, WBY, AKC, SAL, ACC, GPC, all other parks	Commercial Per Day Rate	$467.95	$477.30
	Private Per Day Rate	$312.30	$318.55
	Non-Profit Per Day Rate	$156.70	$159.85
Park Concession Rental	Per day		
	Commercial Daily Rate	$81.50	$83.15
	Private Daily Rate	$81.50	$83.15

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Non-Profit Adult Daily Rate	$81.50	$83.15
	Non-Profit Youth Daily Rate	$81.50	$83.15
	Seasonal Monthly Non-Profit Rate		
	Commercial Monthly Rate	$344.15	$351.05
	Private Monthly Rate	$344.15	$351.05
	Non-Profit Adult Monthly Rate	$344.15	$351.05
	Non-Profit Youth Monthly Rate	$344.15	$351.05
Williams Park Picnic Area	Commercial Day Rate	NEW	$172.15
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private Day Rate	NEW	$172.15
	Non-Profit Day Rate	NEW	$172.15
Park Picnic Shelter	Commercial Day Rate	NEW	$96.40
	Private Day Rate	NEW	$96.40
	Non-Profit Day Rate	NEW	$96.40
Ponder Park Camping Fee	Per night, per child	$2.00	$2.00
Boat Launch Closure Fee	Per event fee	$377.15	$384.70
Access to Private Property Permit Fee	Per permit	$100.00	$100.00
Park Permit Application Fee	Per permit	$50.00	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00	$250.00
Special Even Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50	$1.50
	ToL Staff Event Support/Equipment	At Cost	At Cost
	Community Patrol Officer - per hour	$30.00	$30.00
Spirit Stage Fee	Commercial - first day	$620.95	$633.35
	Commercial - additional day	$311.05	$317.25
	Private - first day	$414.30	$422.60
	Private - additional day	$207.70	$211.85
	Non-Profit - first day	$207.70	$211.85
	Non-Profit - additional day	$104.40	$106.50
	Towing Fee (waived for non-profit)	At cost	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$304.55	$310.65
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$608.05	$620.20
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,098.75	$1,120.70
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,196.40	$2,240.35
Synthetic Turf Fields Class AAA ""	Prime - Commercial Hourly	$434.00	$442.70
Willoughby Community Park - Northwest Synthetic Field	Prime - Private Hourly	$370.90	$378.30
	Prime - Non-Profit Adult Hourly	$221.75	$226.20
	Prime - Non-Profit Youth Hourly	$141.40	$144.25
	Non-Prime - Commercial Hourly	$370.90	$378.30
	Non-Prime - Private Hourly	$325.00	$331.50
	Non-Prime - Non-Profit Adult Hourly	$175.85	$179.35
	Non-Prime - Non-Profit Youth Hourly	$112.75	$115.00
Synthetic Turf Fields Class AA ""	Prime - Commercial Hourly	NEW	$184.35
Willoughby Community Park - Southeast Synthetic	Prime - Private Hourly	NEW	$160.60
	Prime - Non-Profit Adult Hourly	NEW	$87.70
	Prime - Non-Profit Youth Hourly	NEW	$59.65
	Non-Prime - Commercial Hourly	NEW	$153.05
	Non-Prime - Private Hourly	NEW	$129.40
	Non-Prime - Non-Profit Adult Hourly	NEW	$55.45
	Non-Prime - Non-Profit Youth Hourly	NEW	$30.80
Synthetic Turf Fields Class A ""	Prime - Commercial Hourly	$144.60	$147.50
	Prime - Private Hourly	$125.95	$128.45
	Prime - Non-Profit Adult Hourly	$68.80	$70.20
	Prime - Non-Profit Youth Hourly	$46.80	$47.75
	Non-Prime - Commercial Hourly	$120.05	$122.45
	Non-Prime - Private Hourly	$101.50	$103.55
	Non-Prime - Non-Profit Adult Hourly	$43.50	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.15	$24.65
Synthetic Turf Fields Class B ""	Prime - Commercial Hourly	$102.35	$104.40
Aldergrove Athletic Park - East Synthetic Field (70% Class A)	Prime - Private Hourly	$89.35	$91.15
	Prime - Non-Profit Adult Hourly	$49.30	$50.30

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Prime - Non-Profit Youth Hourly	$33.85	$34.55
	Non-Prime - Commercial Hourly	$85.15	$86.85
	Non-Prime - Private Hourly	$72.15	$73.60
	Non-Prime - Non-Profit Adult Hourly	$31.55	$32.20
	Non-Prime - Non-Profit Youth Hourly	$17.95	$18.30
			$0.00
MAP Synthetic Turf Diamond	Prime - Commercial Hourly	$75.10	$76.60
	Prime - Private Hourly	$61.70	$62.95
	Prime - Non-Profit Adult Hourly	$33.65	$34.30
	Prime - Non-Profit Youth Hourly	$22.15	$22.60
	Non-Prime Commercial Hourly	$65.75	$67.05
	Non-Prime Private Hourly	$52.40	$53.45
	Non-Prime Non-Profit Adult Hourly	$24.10	$24.60
	Non-Prime Non-Profit Youth Hourly	$13.55	$13.80
All Weather Fields	Commercial Hourly	$35.05	$35.75
	Private Hourly	$24.25	$24.75
	Non-Profit Adult Hourly	$9.85	$10.05
	Non-Profit Youth Hourly	$6.30	$6.45
Natural Grass Fields	Commercial Hourly	$35.25	$35.95
	Private Hourly	$24.35	$24.85
	Non-Profit Adult Hourly	$12.75	$13.00
	Non-Profit Youth Hourly	$7.10	$7.25
Disc Golf	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Sports Box Class A MAP	Commercial Hourly	$116.25	$118.60
	Private Hourly	$98.10	$100.05
	Non-Profit Adult Hourly	$41.50	$42.35
	Non-Profit Youth Hourly	$22.55	$23.00
Sports Box Class B	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
Bocce Courts Class A	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Tennis Courts Class A	Commercial Hourly	$52.45	$53.50
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$35.80	$36.50
Langley Meadows	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Tennis Courts Class B	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
Outdoor Basketball Courts	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Sand Volleyball	Commercial Hourly	$29.00	$29.60
	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15
Skate Park	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Mountain Bike Park	Commercial Hourly	$52.45	$53.50
	Private Hourly	$35.80	$36.50
	Non-Profit Adult Hourly	$19.20	$19.60
	Non-Profit Youth Hourly	$10.90	$11.10
Non Formal Park Use	Commercial Hourly	$29.00	$29.60
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$20.25	$20.65
	Non-Profit Adult Hourly	$11.45	$11.70
	Non-Profit Youth Hourly	$7.00	$7.15

PARKS Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Bleacher Move	Per Bleacher Move	$500.00	$500.00
Soccer Goal Set-Up	Per Occurrence	$295.45	$301.35
Rugby Upright Set-Up	Per Occurrence	$450.00	$450.00
Amphitheatre	Commercial Hourly	$66.85	$68.20
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$54.00	$55.10
	Non-Profit Adult Hourly	$28.35	$28.90
	Non-Profit Youth Hourly	$28.35	$28.90
Change Rooms - Parks	Commercial Hourly	$16.50	$16.85
	Private Hourly	$11.50	$11.75
	Non-Profit Adult Hourly	$6.50	$6.65
	Non-Profit Youth Hourly	$6.50	$6.65
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$86.05	$87.75
	Master Lock - standard shackle	$19.50	$19.90
	Master Lock - 2.5 inch shackle	$22.95	$23.40
Key Replacement	Best Lock Key	$9.15	$9.35
(per key)	Master Lock Key	$5.70	$5.80
Key and Lock Replacements			
Lock Replacement	Best Door Lock - material and labour	At cost	At cost
(per lock)	Best Pad Lock	$75.00	$75.00
	Master Lock - standard shackle	$17.00	$17.00
	Master Lock - 2.5 inch shackle	$20.00	$20.00
Key Replacement	Best Lock Key	$8.00	$8.00
(per key)	Master Lock Key	$5.00	$5.00
Public Service Signs			
Signage for non-profit sports	Sign Fabrication by Township	$100.00	$100.00
organizations, or public services	Sign Installation by Township	$50.00	$50.00
Administration Fee			
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)	15% (no maximum)
Township of Langley Bookings	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00	$0.00
Legend			
"" - Includes Public Spaces Waste Management Fee			

ATTACHMENT B

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery							
(Tax is not included)						-	
Right of Interment-Resident	Adult Size	$4,542.30	$3,243.00	$1,390.00	$4,633.00	$231.65	$4,864.65
	Child Size	$1,348.20	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Infant Size	$1,348.20	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Cremation Plot	$1,715.70	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Natural/Hybrid	$3,960.60	$3,382.00	$1,450.00	$4,832.00	$241.60	$5,073.60
	Scattering Garden	$422.10	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$4,432.05	$3,165.00	$1,356.00	$4,521.00	$226.05	$4,747.05
	Double Lawn Crypt	$5,455.80	$3,896.00	$1,669.00	$5,565.00	$278.25	$5,843.25
	Veteran-includes former resident	$1,980.30	$1,414.00	$606.00	$2,020.00	$101.00	$2,121.00
	Veteran Cremation Plot-includes former resident	$858.90	$613.00	$263.00	$876.00	$43.80	$919.80
	Wall Niche Single	$2,857.05	$2,040.00	$874.00	$2,914.00	$145.70	$3,059.70
	Wall Niche Double	$3,862.95	$2,758.00	$1,182.00	$3,940.00	$197.00	$4,137.00
	Fort Langley Adult Premium Lot	$7,922.25	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Fort Langley Family Cremation Premium Lot	$6,861.75	$4,899.00	$2,100.00	$6,999.00	$349.95	$7,348.95
Right of Interment - Non-Resident	Adult Size	$7,922.25	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Child Size	$4,032.00	$2,879.00	$1,234.00	$4,113.00	$205.65	$4,318.65
	Infant Size	$2,621.85	$1,872.00	$802.00	$2,674.00	$133.70	$2,807.70
	Cremated Plot	$3,432.45	$2,451.00	$1,050.00	$3,501.00	$175.05	$3,676.05
	Natural/Hydrid	$7,922.25	$6,766.00	$2,899.00	$9,665.00	$483.25	$10,148.25
	Scattering Garden	$422.10	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$8,865.15	$6,329.00	$2,713.00	$9,042.00	$452.10	$9,494.10
	Double Lawn Crypt	$10,913.70	$7,792.00	$3,340.00	$11,132.00	$556.60	$11,688.60
	Veteran	$3,960.60	$2,828.00	$1,212.00	$4,040.00	$202.00	$4,242.00
	Veteran Cremation Plot	$1,715.70	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Wall Niche Single	$5,714.10	$4,080.00	$1,748.00	$5,828.00	$291.40	$6,119.40
	Wall Niche Double	$7,726.95	$5,517.00	$2,364.00	$7,881.00	$394.05	$8,275.05
	Fort Langley Adult Premium Lot	$15,842.40	$11,311.00	$4,848.00	$16,159.00	$807.95	$16,966.95
	Fort Langley Family Cremation Premium Lot	$13,724.55	$9,799.00	$4,200.00	$13,999.00	$699.95	$14,698.95
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,639.05	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,276.00	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$4,916.10	$5,014.00	$0.00	$5,014.00	$250.70	$5,264.70
	Adult, Natural or Veteran Size - Second Level	$1,886.85	$1,925.00	$0.00	$1,925.00	$96.25	$2,021.25
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,776.85	$3,852.00	$0.00	$3,852.00	$192.60	$4,044.60
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,666.85	$5,780.00	$0.00	$5,780.00	$289.00	$6,069.00
	Adult Size - Lawn Crypt Second Level	$1,639.05	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,276.00	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$4,927.65	$5,026.00	$0.00	$5,026.00	$251.30	$5,277.30
	Child Size	$1,074.15	$1,096.00	$0.00	$1,096.00	$54.80	$1,150.80
	Child Size - Saturday or Sunday	$2,148.30	$2,191.00	$0.00	$2,191.00	$109.55	$2,300.55
	Child Size - Statutory Holiday	$3,222.45	$3,287.00	$0.00	$3,287.00	$164.35	$3,451.35
	Infant Size	$625.80	$638.00	$0.00	$638.00	$31.90	$669.90
	Infant Size - Saturday or Sunday	$1,250.55	$1,276.00	$0.00	$1,276.00	$63.80	$1,339.80
	Infant Size - Statutory Holiday	$1,878.45	$1,916.00	$0.00	$1,916.00	$95.80	$2,011.80
	Cremated Remains (includes Veteran)	$757.05	$772.00	$0.00	$772.00	$38.60	$810.60
	Cremated Remains - Saturday or Sunday	$1,515.15	$1,545.00	$0.00	$1,545.00	$77.25	$1,622.25
	Cremated Remains - Statutory Holiday	$2,272.20	$2,318.00	$0.00	$2,318.00	$115.90	$2,433.90
	Cremated Remains - Add to Existing Site	$491.00	$0.00	$501.00	$501.00	$0.00	$501.00
	Casket Remains - Add to Existing Site	$1,298.00	$0.00	$1,390.00	$1,390.00	$0.00	$1,390.00
	Wall Niche	$588.00	$600.00	$0.00	$600.00	$30.00	$630.00
	Wall Niche - Saturday or Sunday	$1,174.95	$1,198.00	$0.00	$1,198.00	$59.90	$1,257.90
	Wall Niche - Statutory Holiday	$1,765.05	$1,800.00	$0.00	$1,800.00	$90.00	$1,890.00
	Scattering	$170.10	$174.00	$0.00	$174.00	$8.70	$182.70
	Scattering - Saturday or Sunday	$340.20	$347.00	$0.00	$347.00	$17.35	$364.35
	Scattering - Satutory Holiday	$511.35	$522.00	$0.00	$522.00	$26.10	$548.10
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,118.00	$3,180.00	$0.00	$3,180.00	$0.00	$3,180.00
	Adult Size - Double Depth	$4,681.00	$4,775.00	$0.00	$4,775.00	$0.00	$4,775.00
	Adult Size - If Top Level Occupied	$7,540.00	$7,691.00	$0.00	$7,691.00	$0.00	$7,691.00
	Child Size	$2,046.00	$2,087.00	$0.00	$2,087.00	$0.00	$2,087.00
	Infant Size	$1,195.00	$1,219.00	$0.00	$1,219.00	$0.00	$1,219.00
	Cremated Remains	$726.00	$577.00	$164.00	$741.00	$0.00	$741.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$417.00	$298.00	$127.00	$425.00	$0.00	$425.00
	Ground Marker Setting Fee - Upright Marker	$739.00	$528.00	$226.00	$754.00	$0.00	$754.00

CEMETERIES Fee Type	Description	Existing Fees & Charges without tax	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Marker Reset Fee	Memorial Marker Reset Fee	$195.00	$139.00	$60.00	$199.00	$0.00	$199.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$469.00	$478.00	$0.00	$478.00	$0.00	$478.00
	Granite Memorial Bench	$6,813.45	$4,865.00	$2,085.00	$6,950.00	$347.50	$7,297.50
	Replacement Certificate - Right of Interment	$55.00	$55.00	$0.00	$55.00	$0.00	$55.00
	Transfer Fee	$154.00	$157.00	$0.00	$157.00	$0.00	$157.00
	Surrender/Sell Back Fee	$154.00	$157.00	$0.00	$157.00	$0.00	$157.00
	Niche Wall Wreath Plate	Cost plus 60%	Cost plus 50%	10% of Cost	Cost plus 60%	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%

SCHEDULE 4. FINANCE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW 2023 NO. 6111

ATTACHMENT C

FINANCE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C	N/C
Tax Information Certificates (TIC):			
- Electronic	Tax Information	$40.00	$40.00
- Issued by TOL	Tax Information	$50.00	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$15 per folio	$15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00	$30.00
Refund Cheque	Refund Cheque - Tax and Utility Accounts	$30.00	$30.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year	$20.00 per property per year
Apportionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot	$30 per new child / strata lot
Bonding Replacement fee	replacement of a Letter of Credit from one (1) financial institution with that of another institution; replacement of a Letter of Credit with cash for the same amount, replacement of cash with a Letter of Credit for the same amount, or a combination of any of the above. Per replacement		$100.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 5. MISCELLANEOUS CORPORATE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT D

MISCELLANEOUS CORPORATE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15	$5.15
	Maps, As-builts, and Service Cards Black and White - custom paper size up to 36" X 48"	$7.75	$7.75
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30	$12.30
	Maps, As-builts, and Service Cards Colour - custom paper size up to 36" X 48"	$18.45	$18.45
Maps (Colour)	Maps - Colour - standard paper size 11” X 17”	$6.15	$6.15
Survey Certificates	Survey Certificate copies	$10.00	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00	$20.00
Community plans	Community plans	$20.00	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00	$45.00
Board of Variance Application fees	Board of Variance Application fees	$450.00	$525.00
Board of Variance Application fees work without a permit	Board of Variance Application fees -Work Without a Permit		$675.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records S	$25.00	$30.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$120.50	$120.50
	Private Rate Per Hour	$80.60	$80.60
Museum Collection Image - Digital Reproduction	Emailed as tiff or jpg	$12.00	$12.00
Museum Collection Image - Custom Reproduction	Emailed as tiff or jpg	$13.00	$13.00
Museum Collection Image - Commercial Use Fee	Per use	$30.00	$30.00

MISCELLANEOUS CORPORATE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Museum Collection Image Audio File	Digital audio file	$35.00	$35.00
Annual Secondary Suite Infrastructure Fee	The Annual Secondary Suite Infrastructure Fee (the “Fee”) is payable in the calendar year of application for registration of a Secondary Suite, except if the Secondary Suite Building Permit is issued after May 1, in which case the Fee is payable in the calendar year subsequent to the calendar year that the application for registration was received. The Fee is non-refundable upon removal of a Secondary Suite, regardless of when the Secondary Suite is removed. The Fee will be rendered once annually, in each year following receipt of an application for registration of a Secondary Suite Building Permit, in accordance with the above, with the billing statement for property taxes and is payable in the same manner as and by the same due/penalty date as ordinary taxes are payable. The Fee will continue to be charged annually until the Secondary Suite is removed to the satisfaction of the Township	$245 in 2025 $145 in 2026 and thereafter Existing Secondary Suite Family $145 in 2025 (category disbanded for 2026) Existing Secondary Suite Compassionate $0 in 2025 $0 in 2026 (category disbanded for 2027)	$245 in 2025 $145 in 2026 and thereafter Existing Secondary Suite Family $145 in 2025 (category disbanded for 2026) Existing Secondary Suite Compassionate $0 in 2025 $0 in 2026 (category disbanded for 2027)

ATTACHMENT E

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

FIRE Fee Type	NO.	Description	Exsisting Fees & Charges without tax	Fees & Charges without taxes
TRAINING GROUNDS				
BURN BUILDING/CONTAINER BUILDING				
	A1	1/2 Day	$575.00	$595.00
	A2	Full Day	$875.00	$895.00
	A3	2 days consecutively	$1,600.00	$1,600.00
TEST/BURN PIT				
	B1	Full Day	$690.00	$690.00
	B2	First and Second Hour	$230.00	$230.00
	B3	Per hour over 'B2' above	$115.00	$115.00
ENTIRE GROUNDS PLUS PROPS				
	C1	Full Day	$875.00	$895.00
	C2	2 days consecutively	$1,600.00	$1,600.00
	C3	1 Day Training Ground Classroom	$230.00	$230.00
PROPS (includes Confined Space and Gas) **NO TECHS (single prop)**	D2	Full Day	$575.00	$595.00
APPARATUS - TRAINING				
	E1	Engine (Training Engine with 4 SCBA) No staff	$380.00	$400.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00	$60.00
	E3	Developing lesson plans for groups over 15	$230.00	$230.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change		
STAFF TIME (Non Work Hours)				
	G1	Chief Officer	$220/hr	$230/hr
	G2	Evaluators	$220/hr	$230/hr
	G3	Instructor	$175/hr	$185/hr
	G4	Training Technician	$145/hr	$155/hr
	G7	Inspector - (10th year)	$145/hr	$155/hr
	G8	Captain	$175/hr	$185/hr
	G9	Lieutenant	$160/hr	$170/hr
	G10	Firefighter	$145/hr	$155/hr
	G11	Paid Call Officer	$45/hr	$50/hr
	G12	Paid Call Firefighter	$45/hr	$50/hr
APPARATUS - INCIDENTS				
	H1	Engine - per hour/unit/incident (with 1 Officer & 3 FF)	$855.00	$900.00
	H2	Rescues - per hour/unit/incident (with 1 Officer & 1 FF)	$855.00	$900.00
	H3	Quint - per hour/unit/incident (with 1 Officer & 3 FF)	$1,152.00	$1,210.00
	H4	Cars/Pickups/Vans	$60/hr	$65/hr
	H5	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost	Actual Cost
	H6	Specialized Equipment (and Operator)	Actual Cost	Actual Cost
	H7	Response to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia	Actual Cost	Actual Cost
	H8	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2024 No. 6061 or another enactment has been attended as an incident by the Fire Department.	Actual Cost	Actual Cost
	H9	Squad – per hour/unit/incident (with 1 Officer & 2 FF)		$ 900.00
FIRE HALL RENTAL For Filming Rental Rates refer to Schedule 10 - Filiming within the Fees and Charges Bylaw				
Fire Hall	I1	1/2 Day	$225.00	$225.00

FIRE Fee Type	NO.	Description	Exsisting Fees & Charges without tax	Fees & Charges without taxes
	I2	Full Day	$450.00	$450.00
	I5	Parking Lot Rental - Per Day	$500.00	$500.00
PERMITS				
	J1	Outdoor Burning Permit	$25.00	$30.00
	J2	Land Clearing Permit (including site inspection)	$250.00	$250.00
	J3	Special Burning Permits	$75.00	$80.00
	J4	Fuel Dispensing Tank Permit Application	$250.00	$275.00
	J5	Fireworks Event Permit	$115.00	$125.00
	J6	Fireworks Sales Permit	$1,725.00	$1,800.00
ADMINISTRATION				
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00	$115.00
	K2	File Research Letter	$115.00	$125.00
	K3	Reinspection Fee	$115.00	$115.00
	K4	Reinspection of Land Clearing	$115.00	$125.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$750.00	$750.00
	K6	Provision of Access for Inspection Fee	$115.00	$125.00
	K7	Board-up Fee	Actual Cost	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost	Actual Cost
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)	15% (max $500.00)
	K12	Special Effects Site Inspections	$115.00	$125.00
	K13	Security Services	Actual Cost	Actual Cost
	K14	Response to Third and Fourth False Alarm	$175.00	$185.00
	K15	Response to Fifth and Subsequent False Alarms	$350.00	$375.00
	K16	Reinspection Fee for Commercial Properties - Up to 5,000 sq. ft		$125.00
	K17	Reinspection Fee for Commercial Properties - 5,001 sq. ft to 10,000 sq. ft.		$175.00
	K18	Reinspection Fee for Commercial Properties - 10,001 sq. ft to 15,000 sq. ft.		$225.00
	K19	Reinspection Fee for Commercial Properties - Greater than 15,001 sq. ft.		$300.00
	K20	Reinspection Fee for Multi-Residential Properties - 1 to 5 floors		$175.00
	K21	Reinspection Fee for Multi-Residential Properties - 6 to 10 floors		$200.00
	K22	Reinspection Fee for Multi-Residential Properties - Greater than 10 floors		$300.00
	K23	Mobile Food Vendor Inspection		$125.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT F

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
HIGHWAY USE PERMITS			
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00	$250.00
	Highways Use Permit for public banner installation purposes	$100.00	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$100.00	$150.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$300 minimum charge, or as directed by the Engineer	$400 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence	$100.00 minimum charge per occurrence
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10		
SPECIAL EVENTS			
Highway Use Permit	Highways Use Permit for Special Event	$125.00	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50	$62.50
PARKING			
Overtime Parking Permit	Overtime Parking Permit	$25.00	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00	$50.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
OVERSIZE & OVERWEIGHT PERMITS			
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.			
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00	$1,025.00
SPECIAL ROUTE PERMIT			
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00	$50.00
HIGHWAY CROSSING PERMIT			
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00	$50.00
RECLAIMING CHATTEL OR FIXTURE			
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$50.00	$75.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$100.00	$125.00
Sign Removal	Sign area greater than 10m2	$75.00/hr	$100.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$150.00/hr	$175.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$50.00	$75.00
PAVEMENT CUT			
Pavement Reinstatement Fee	$100/m2, minimum charge $1,000, includes $25/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$90.00/m2, min. charge $900.00	$100.00/m2, min. charge $1,000.00
Pavement Reinstatement Fee Township of Langley Works	$25/m2 for Pavement Degradation Fee	$20/m2	$25/m2
Pavement Penalty Charge	$50/m2, minimum charge $250. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00	$50.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT			
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00	$50.00
CULVERT INSTALLATION			
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost	At Cost
Enviromental Permitting Fees, Boulevard Installations	Class A or B roadside ditch infills for boulevard tiling	NEW	At Cost

TRANSPORTATION Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Enviromental Permitting Fees, driveway Installations	Per driveway, Class A watercourse, occurring in Summer instream works window	$2,500.00	$2,500.00
Enviromental Permitting Fees, driveway Installations	Per driveway, Class B watercourse, occurring in Summer instream works window	$1,500.00	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost	At Cost
LEGAL RESPONSE REVIEW FEES			
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00	$400.00
SURVEY MONUMENTS			
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00	$10,000.00
Township of Langley Monuments	Replacement and administration costs for non-published survey monuments installed by the Township	NEW	$1,000.00
ELECTRIC VEHICLE CHARGERS			
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.00	$1.50
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)	$16.00/hour ($2 minimum charge)
MUNICIPAL ACCESS AGREEMENT			
Plan Approval Fees	For each single location	As per agreement	As per agreement
	For lineal installations <250m	$500.00	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS			
Application Fee	For each individual installation	$50.00	$50.00
Installation Fee	For each individual installation	$250.00	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

ATTACHMENT G

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

FILMING Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
USE OF Facilities and Parks			
Facility and Park Rental			
ACC, Cemeteries, Civic Facility, Fire Halls and Training Grounds, MAP, salishan Place by the River, WCP, Williams Park	Per Day Rates - over 6 hrs per day	$2,765.88	$3,000.00
	Half Day Rates - up to 6 hrs per day	$1,382.94	$1,500.00
AAP, AKC, Bedford Plaza, GPC, WCB, WGC, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,675.52	$1,800.00
	Half Day Rates - up to 6 hrs per day	$838.26	$900.00
Parking Lots			
Parking Lot Use - AAP, Civic Facility, MAP, WCP, Williams Park	Filming w/o use of Facilitiy or Park	$1,382.94	$1,500.00
	Filming Prep / Wrap (per day)	$1,382.94	$1,500.00
	Parking use only	$691.47	$800.00
Parking Lot Use - ACC, AKC, Fire Halls, GPC, salishan Place by the River, WCB, WGC, and all other parks (including trails)	Filming w/o use of Facility or Park	$838.26	$900.00
	Filming Prep / Wrap (per day)	$838.26	$900.00
	Parking use only	$500.00	$600.00
USE OF Highways			
Application: Filming on Private Property	Application for filming purposes	$100.00	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00	$100.00
USE OF Airport			
Grounds Parking: Filming	Per day	$250.00	$500.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost	At Cost
Runway Closure Fee: Filming	Per day	$2,000.00	$3,500.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00	$1,500.00
Location Activity Fee: Filming	To cover costs related to the coordination and monitoring of film activities within leased space at the airport.		$500.00
USE OF Protective Services			
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$115.00	$150.00

FILMING Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
OTHER			
Staff Costs	Staff wages as required	At Cost	At Cost
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)	15% (max $500.00)

SCHEDULE 14. DEVELOPMENT SERVICES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT H

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax	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	$4,675.00
	Supplemental fee per proposed lot	$125.00	$125.00
	RM zone		
	Initial application fee	$5,195.00	$5,195.00
	Supplemental fee per proposed residential unit	$125.00	$125.00
	CD zone		
	Initial application fee	$6,235.00	$6,235.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00	$125.00
	C zone		
	Initial application fee	$4,675.00	$4,675.00
	Supplemental fee per m^2 of non-residential gross site area being rezoned plus	$1.25	$1.25
	Supplemental fee per proposed residential lot or unit	$125.00	$125.00
	M zone		
	Initial application fee	$4,675.00	$4,675.00
	Supplemental fee per m^2 of gross site area being rezoned	$0.80	$0.80
	P zone		
	Initial application fee	$4,675.00	$4,675.00
	Supplemental fee per proposed residential unit	$125.00	$125.00
	MH-1 or FH-1 zone		
	Initial application fee	$3,950.00	$3,950.00
	Supplemental fee per lot or unit	$125.00	$125.00
Zoning Bylaw (text amendment)	Application fee	$4,310.00	$4,310.00
Official Community Plan Amendment (map or text) and/or Neighbourhood Plan Amendment (map or text) and/or Sub-Neighbourhood Plan Amendment (map or text)[4]	Application fee	$6,235.00	$6,235.00
Development Permit and/or Heritage Alteration Permit[5,6,7]	Initial application fee	$3,690.00	$3,690.00
	Supplemental fee:		
	per m^2 of gfa for commercial and non-residential comprehensive development	$1.25	$1.25
	per m^2 of gfa for industrial and rural development	$0.80	$0.80
	per m^2 of gfa for institutional	$0.30	$0.30
	per proposed residential unit	$125.00	$125.00
Development Variance Permit	Application fee	$3,690.00	$3,690.00
Temporary Use Permit	Application fee	$3,690.00	$3,690.00
Telecommunication Tower	Application fee	$3,690.00	$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	$3,585.00
	Amendment to an existing Liquor Primary Licence	$2,235.00	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement	$2,235.00	$2,235.00
	Manufacturer Licence (new or existing) requesting a lounge and/or special event area endorsement within the ALR	$500.00	$500.00
	Food Primary Licence involving temporary use area endorsement, hours of liquor service beyond 1:00am, or patron participation entertainment	$2,235.00	$2,235.00
	Requests for confirmation of zoning compliance for any other Liquor Licencing applications	$225.00	$225.00
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	$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	$1,245.00
	Phased Strata Form P Approval	$1,245.00	$1,245.00
	Phased Strata Form P Amendment	$520.00	$520.00
	Phased Strata Plan Approval	$520.00	$520.00
Streamside Protection and Enhancement Development Permit	Development Permit	$3,845.00	$3,845.00
	Modification Request	$1,975.00	$1,975.00
Erosion and Sediment Control Permit	Application fee[10]	$550.00	$550.00
	Exemption fee	$550.00	$550.00
	Extension fee	$550.00	$550.00
	Amendment fee	$550.00	$550.00
	Re-inspection fee	$260.00	$260.00
	Development Engineering		

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Other	Administration fee payable prior to final reading, final subdivision approval or permit issuance	$625.00	$625.00
	Green Infrastructure Services Administration fee payable prior to final reading, subdivision approval or permit issuance	$1,245.00	$1,245.00
	Landscape Re-inspection fee	$260.00	$260.00
	Legal Document Review and/or Signing fee	$520.00	$520.00
	Routley Environmental Monitoring fee[8] per unit being rezoned	$104.00	$104.00
	Community Planning Administration Fees[9] Willowbrook[8] Fee per unit being rezoned.	$160.00	$160.00
	Neighbourhood Planning Administration Fees[9] Southwest Gordon Estate[8] Fee per unit being rezoned.	$68.00	$68.00
	Routley[8] Fee per unit being rezoned.	$154.00	$154.00
	Yorkson[8] Fee per unit being rezoned.	$149.00	$149.00
	Walnut Grove Stage 9 (Redwoods)[8] Fee per unit being rezoned.	$171.00	$171.00
	Carvolth Fee per gross acre being rezoned.	$2,355.00	$2,355.00
	Northeast Gordon Estate[9] Fee per unit being rezoned.	$415.00	$415.00
	Central Gordon Estate[8] Fee per unit being rezoned.	$170.00	$170.00
	Latimer[8] Fee per unit being rezoned.	$155.00	$155.00
	Smith[8] Fee per unit being rezoned.	$167.00	$167.00
	Williams Fee per gross acre being rezoned.	$2,465.00	$2,465.00
	Booth, Fernridge and Rinn (in Brookswood-Fernridge) Fee per gross acre being rezoned.	$1,991.69	$1,991.69
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	$1,245.00
	• Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application	At cost	At cost
	• Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings	At cost	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	$3,750.00
	Research and information request	At cost	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	$3,585.00
	Amendment to an existing Cannabis Retail Licence	$2,235.00	$2,235.00
	Requests for confirmation of zoning compliance for potential Cannabis Retail Licencing applications	$225.00	$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 Sub-Neighbourhood Plan, 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

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 NO. 4616

ATTACHMENT I

AMENDMENT BYLAW NO. 6111

AIRPORT Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Aircraft Parking			
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,363.00	$1,363.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$170.34	$170.34
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$10.79	$11.43
Mail Service			
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$165.00	$170.00
Key Deposit	Refundable mailbox key deposit	$50.00	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00	$30.00
Gate Access			
Airport Vehicle Operator Permit Application Fee	Permit Application & Administration Fees	$30.00	$30.00
Airport Vehicle Operator Permit Driving Test Fee	Permit Driving Test	$40.00	$40.00
Airport Vehicle Operator Permit Access Card Fee	For each card	$30.00	$30.00
Airside Escort Fees			
During Regular Business Hours	Per hour, minimum 1 hour charge	$75.00	$75.00
Outside Regular Business Hours	Per hour, minimum 3 hour charge	$150.00	$150.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT J

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Pool, Fitness, and Arena Admissions			
Single Admissions	Child	$ 3.52	$ 3.52
	Youth	$ 4.48	$ 4.48
	Adult	$ 7.14	$ 7.14
	Senior	$ 5.29	$ 5.29
	Super Senior	$ 0.95	$ 0.95
	Family	$ 14.29	$ 14.29
	Student	$ 5.05	$ 5.05
	Drop-in Hockey	$ 7.19	$ 7.19
	Loonie Admission	$ 0.95	$ 0.95
	Toonie Admission	$ 1.90	$ 1.90
10 Pass	Child	$ 31.71	$ 31.71
	Youth	$ 40.05	$ 40.05
	Adult	$ 64.29	$ 64.29
	Senior	$ 47.71	$ 47.71
	Super Senior	$ 9.52	$ 9.52
	Family	$ 128.62	$ 128.62
	Student	$ 45.48	$ 45.48
20 Pass	Child	$ 56.38	$ 56.38
	Youth	$ 71.14	$ 71.14
	Adult	$ 114.33	$ 114.33
	Senior	$ 84.81	$ 84.81
	Super Senior	$ 19.05	$ 19.05
	Family	$ 228.67	$ 228.67
	Student	$ 80.76	$ 80.76
1 Month	Child	$ 35.29	$ 35.29
	Youth	$ 44.43	$ 44.43
	Adult	$ 71.48	$ 71.48
	Senior	$ 53.05	$ 53.05
	Family	$ 142.90	$ 142.90
	Student	$ 50.52	$ 50.52
3 Months	Child	$ 74.00	$ 74.00
	Youth	$ 93.33	$ 93.33
	Adult	$ 150.05	$ 150.05
	Senior	$ 111.29	$ 111.29
	Family	$ 300.05	$ 300.05
	Student	$ 106.05	$ 106.05
1 Year	Child	$ 141.90	$ 141.90
	Youth	$ 189.52	$ 189.52
	Adult	$ 514.48	$ 514.48
	Senior	$ 381.67	$ 381.67
	Super Senior	$ 94.29	$ 94.29
	Family	$ 947.62	$ 947.62
	Student	$ 363.57	$ 363.57
Summer Pass	Summer Pass	$ 23.81	$ 23.81
Waterpark Single Admissions	Child	$ 5.05	$ 5.05
	Youth	$ 6.48	$ 6.48
	Adult	$ 10.24	$ 10.24
	Senior	$ 7.81	$ 7.81
	Super Senior	$ 0.95	$ 0.95
	Student	$ 7.33	$ 7.33

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Waterpark 10 Pass	Child	$ 45.48	$ 45.48
	Youth	$ 58.24	$ 58.24
	Adult	$ 92.38	$ 92.38
	Senior	$ 70.00	$ 70.00
	Super Senior	$ 9.52	$ 9.52
	Student	$ 65.95	$ 65.95
Waterpark 20 Pass	Child	$ 80.76	$ 80.76
	Youth	$ 103.48	$ 103.48
	Adult	$ 164.14	$ 164.14
	Senior	$ 124.43	$ 124.43
	Super Senior	$ 19.05	$ 19.05
	Student	$ 117.24	$ 117.24
Museum Admissions			
Single Admissions	Child	$ 3.52	$ 3.52
	Youth	$ 4.48	$ 4.48
	Adult	$ 7.14	$ 7.14
	Senior	$ 5.29	$ 5.29
	Super Senior	$ 0.95	$ 0.95
	Family	$ 14.29	$ 14.29
	Student	$ 5.05	$ 5.05
	Loonie Admission	$ 0.95	$ 0.95
	Toonie Admission	$ 1.90	$ 1.90
Yearly Membership	Child	$ 8.33	$ 8.33
	Youth	$ 10.52	$ 10.52
	Adult	$ 16.76	$ 16.76
	Senior	$ 12.62	$ 12.62
	Super Senior	$ 2.57	$ 2.57
	Family	$ 32.76	$ 32.76
	Student	$ 11.95	$ 11.95
Theatre Rentals			
	Capacity up to 175 - Commercial Use Booking Flat Rate- (more than 8 hours)	$ 1,796.04	$ 1,831.94
	Capacity up to 175 - General Use Booking Flat Rate (more than 8 hours)	$ 898.53	$ 916.48
	Capacity up to 175 - Commercial Hourly	$ 170.39	$ 173.78
	Capacity up to 175 - Private Hourly	$ 113.94	$ 116.20
	Capacity up to 175 - Non-Profit Hourly	$ 57.48	$ 58.61
Banquet/Conference Space Rentals			
	Capacity up to 175 - Commercial Use Booking Flat Rate (more than 8 hours)	$ 1,796.04	$ 2,747.40
	Capacity up to 175 - Private Use Booking Flat Rate (more than 8 hours)		$ 1,831.97
	Capacity up to 175 - Non-Profit Use Booking Flat Rate (more than 8 hours)		$ 922.79
	Capacity up to 175 - Commercial Hourly	$ 170.39	$ 260.17
	Capacity up to 175 - Private Hourly	$ 113.94	$ 231.41
	Capacity up to 175 - Non-Profit Hourly	$ 57.48	$ 116.22
Catering Kitchen			
	Catering Kitchen - Commercial Use Booking Flat Rate		$ 142.86
	Catering Kitchen - Private Use Booking Flat Rate		$ 95.24
	Catering Kitchen - Non-profit Use Booking Flat Rate		$ 47.62
Gallery Rentals			

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Main Exhibition Gallery - capacity up to 125 - Commercial Hourly		$ 284.46
	Main Exhibition Gallery - capacity up to 125 - Private Hourly		$ 201.44
	Main Exhibition Gallery - capacity up to 125 - Non-Profit Hourly		$ 118.49
	Feature Exhibition Gallery - capacity up to 75 - Commercial Hourly		$ 189.65
	Feature Exhibition Gallery - capacity up to 75 - Private Hourly		$ 134.29
	Feature Exhibition Gallery - capacity up to 75 - Non-Profit Hourly		$ 79.00
Amphitheatre			
	Capacity up to 84 - Commercial Hourly	$ 32.62	$ 33.25
	Capacity up to 84 - Private Hourly	$ 26.21	$ 26.72
	Capacity up to 84 - Non-Profit Hourly	$ 13.36	$ 13.61
Swimming Pool Rentals			
	Aquaplay - Commercial Prime Hourly	$ 615.54	$ 627.83
	Aquaplay - Commercial Non-Prime Hourly	$ 308.26	$ 314.41
	Aquaplay - Private Prime Hourly	$ 410.69	$ 418.88
	Aquaplay - Private Non-Prime Hourly	$ 205.85	$ 209.95
	Aquaplay - Non-Profit Prime Hourly	$ 205.85	$ 209.95
	Aquaplay - Non-Profit Non-Prime Hourly	$ 103.41	$ 105.46
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	$ 9.03	$ 25.58
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	$ 17.06	$ 50.15
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	$ 33.13	$ 99.31
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	$ 25.09	$ 9.19
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	$ 49.19	$ 17.38
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	$ 97.38	$ 33.77
	Beachside Green - Commercial Prime Hourly	$ 615.54	$ 627.83
	Beachside Green - Commercial Non-Prime Hourly	$ 308.26	$ 314.41
	Beachside Green - Private Prime Hourly	$ 410.69	$ 418.88
	Beachside Green - Private Non-Prime Hourly	$ 205.85	$ 209.95
	Beachside Green - Non-Profit Prime Hourly	$ 205.85	$ 209.95
	Beachside Green - Non-Profit Non-Prime Hourly	$ 103.41	$ 105.46
	Dive Tank Commercial - Prime Hourly	$ 83.68	$ 85.33
	Dive Tank Commercial - Non-Prime Hourly	$ 42.34	$ 43.17
	Dive Tank Private - Prime Hourly	$ 56.12	$ 57.22
	Dive Tank Private - Non-Prime Hourly	$ 28.56	$ 29.11
	Dive Tank Non-Profit - Prime Hourly	$ 28.56	$ 29.11
	Dive Tank Non-Profit - Non-Prime Hourly	$14.78	$15.06
	1/2 Dive Tank Commercial - Prime Hourly	$42.37	$43.20
	1/2 Dive Tank Commercial - Non-Prime Hourly	$21.70	$22.11
	1/2 Dive Tank Private - Prime Hourly	$28.58	$29.13
	1/2 Dive Tank Private - Non-Prime Hourly	$14.79	$15.07
	1/2 Dive Tank Non-Profit - Prime Hourly	$14.79	$15.07
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	$7.91	$8.05
	Lazy River - Commercial Prime Hourly	$820.38	$836.77
	Lazy River - Commercial Non-Prime Hourly	$410.69	$418.88
	Lazy River - Private Prime Hourly	$547.25	$558.17
	Lazy River - Private Non-Prime Hourly	$274.13	$279.59
	Lazy River - Non-Profit Prime Hourly	$274.13	$279.59
	Lazy River - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Leisure Pool - Commercial Prime Hourly	$820.38	$836.77

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Leisure Pool - Commercial Non-Prime Hourly	$410.69	$418.88
	Leisure Pool - Private Prime Hourly	$547.25	$558.17
	Leisure Pool - Private Non-Prime Hourly	$274.13	$279.59
	Leisure Pool - Non-Profit Prime Hourly	$274.13	$279.59
	Leisure Pool - Non-Profit Non-Prime Hourly	$137.57	$140.30
Pacific Lagoon (ACC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	$83.68	$85.33
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	$42.34	$43.17
	Shallow Tank 10m-12.5m - Private Prime Hourly	$56.12	$57.22
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	$28.56	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	$28.56	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	$14.78	$15.06
	Pool Lane 10m-12.5m - Commercial Prime Hourly	$22.58	$23.01
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	$11.82	$12.04
	Pool Lane 10m-12.5m - Private Prime Hourly	$15.36	$15.65
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	$8.22	$8.36
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	$8.22	$8.36
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	$4.60	$4.67
	Pool Lane 17.5m - Commercial Prime Hourly	$33.29	$33.93
	Pool Lane 17.5m - Commercial Non-Prime Hourly	$17.18	$17.50
	Pool Lane 17.5m - Private Prime Hourly	$22.52	$22.96
	Pool Lane 17.5m - Private Non-Prime Hourly	$11.76	$11.98
	Pool Lane 17.5m - Non-Profit Prime Hourly	$11.76	$11.98
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	$6.40	$6.51
	Pool Lane 25m - Commercial Prime Hourly	$44.16	$45.03
	Pool Lane 25m - Commercial Non-Prime Hourly	$22.58	$23.01
	Pool Lane 25m - Private Prime Hourly	$29.80	$30.37
	Pool Lane 25m - Private Non-Prime Hourly	$15.36	$15.65
	Pool Lane 25m - Non-Profit Prime Hourly	$15.36	$15.65
	Pool Lane 25m - Non-Profit Non-Prime Hourly	$8.22	$8.36
	Pool Lane 50m - Commercial Prime Hourly	$87.33	$89.05
	Pool Lane 50m - Commercial Non-Prime Hourly	$44.15	$45.02
	Pool Lane 50m - Private Prime Hourly	$58.53	$59.68
	Pool Lane 50m - Private Non-Prime Hourly	$29.80	$30.37
	Pool Lane 50m - Non-Profit Prime Hourly	$29.80	$30.37
	Pool Lane 50m - Non-Profit Non-Prime Hourly	$15.36	$15.65
	Tidal Pool with Video - Commercial Prime Hourly	$820.38	$836.77
	Tidal Pool with Video - Commercial Non-Prime Hourly	$410.69	$418.88
	Tidal Pool with Video - Private Prime Hourly	$547.25	$558.17
	Tidal Pool with Video - Private Non-Prime Hourly	$274.13	$279.59
	Tidal Pool with Video - Non-Profit Prime Hourly	$274.13	$279.59
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Waterslides - Commercial Prime Hourly	$820.38	$836.77
	Waterslides - Commercial Non-Prime Hourly	$410.69	$418.88
	Waterslides - Private Prime Hourly	$547.25	$558.17
	Waterslides - Private Non-Prime Hourly	$274.13	$279.59
	Waterslides - Non-Profit Prime Hourly	$274.13	$279.59
	Waterslides - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Wave Pool - Commercial Prime Hourly	$820.38	$836.77
	Wave Pool - Commercial Non-Prime Hourly	$410.69	$418.88
	Wave Pool - Private Prime Hourly	$547.25	$558.17
	Wave Pool - Private Non-Prime Hourly	$274.13	$279.59
	Wave Pool - Non-Profit Prime Hourly	$274.13	$279.59
	Wave Pool - Non-Profit Non-Prime Hourly	$137.57	$140.30
	Pool Beach Area - Commercial Prime Hourly	$87.21	$88.93
	Pool Beach Area - Commercial Non-Prime Hourly	$44.10	$44.97
	Pool Beach Area - Private Prime Hourly	$58.52	$59.67

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Pool Beach Area - Private Non-Prime Hourly	$29.69	$30.26
	Pool Beach Area - Non-Profit Prime Hourly	$29.69	$30.26
	Pool Beach Area - Non-Profit Non-Prime Hourly	$15.41	$15.70
	Full Waterpark area - Commercial Prime Hourly	$3,232.96	$3,298.16
	Full Waterpark area - Commercial Non-Prime Hourly	$1,621.40	$1,654.37
	Full Waterpark area - Private Prime Hourly	$2,158.69	$2,202.40
	Full Waterpark area - Private Non-Prime Hourly	$1,084.13	$1,106.36
	Full Waterpark area - Non-Profit Prime Hourly	$1,084.13	$1,106.36
	Full Waterpark area - Non-Profit Non-Prime Hourly	$547.15	$558.64
Arena Ice Rentals			
	Commercial - Prime Hourly	$524.83	$535.31
	Commercial - Non-Prime Hourly	$303.22	$309.26
	Private - Prime Hourly	$431.55	$440.16
	Private - Non-Prime Hourly	$242.11	$246.93
	Non-Profit - Prime Hourly	$162.88	$166.12
	Non-Profit - Non-Prime Hourly	$99.17	$101.13
	Junior Hockey Game/Practice - Season-Prime Hourly	$194.84	$198.71
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	$194.84	$198.71
	Junior Hockey Practice - Season- Non-Prime Hourly	$113.42	$115.67
Arena Dry Floor Rentals			
	Commercial - Prime Hourly	$205.22	$209.30
	Commercial - Non-Prime Hourly	$123.53	$125.98
	Private - Prime Hourly	$101.85	$103.87
	Private - Non-Prime Hourly	$61.53	$62.75
	Non-Profit - Prime Hourly	$53.38	$54.42
	Non-Profit - Non-Prime Hourly	$32.43	$33.05
	Senior "A" Lacrosse - Prime Hourly	$129.00	$131.56
Curling Ice Rentals			
	Commercial - Prime Hourly/Sheet	$45.61	$46.50
	Adult - Prime Hourly/Sheet	$39.60	$40.37
	Youth - Prime Hourly/Sheet	$19.53	$19.90
	Senior - Prime Hourly/Sheet	$21.48	$21.89
	Commercial - Non-Prime Hourly/Sheet	$27.76	$28.29
	Adult - Non-Prime Hourly/Sheet	$23.76	$24.22
	Youth - Non-Prime Hourly/Sheet	$12.12	$12.34
	Senior - Non-Prime Hourly/Sheet	$13.29	$13.53
Curling Dry Floor Rentals			
	Commercial - Prime Hourly	$87.73	$89.46
	Adult - Prime Hourly	$44.37	$45.24
	Youth - Prime Hourly	$31.86	$32.48
	Senior - Prime Hourly	$34.35	$35.02
	Commercial - Non-Prime Hourly	$53.03	$54.07
	Adult - Non-Prime Hourly	$27.01	$27.53
	Youth - Non-Prime Hourly	$19.52	$19.89
	Senior - Non-Prime Hourly	$21.02	$21.42
Sports Box Class A1 GPC Rentals	Commercial Hourly	$167.33	$170.66
Includes contribution to park asset replacement reserve fund.	Private Hourly	$98.01	$99.95
	Adult Non-Profit Hourly	$57.86	$59.00
	Youth Non-Profit Hourly	$30.19	$30.77
Facility Rentals			
Aerobic Rooms			
	Aerobics Room - Commercial Hourly	$119.94	$122.31
	Aerobics Room - Private Hourly	$80.28	$81.87
	Aerobics Room - Non-Profit Hourly	$40.65	$41.45

RECREATION, ARTS AND CULTURE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Gymnasiums			
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	$106.27	$108.38
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	$53.64	$54.69
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	$53.64	$54.69
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	$27.32	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	$27.32	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	$14.16	$14.42
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$316.82	$323.14
	Gymnasium - Full - Double Gym - Prime Private Hourly	$211.54	$215.75
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$106.27	$108.38
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$158.91	$162.07
	Gymnasium - Half - Single Gym - Prime Private Hourly	$106.27	$108.38
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$53.64	$54.69
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	$53.64	$54.69
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	$27.32	$27.85
	Gymnasium - Elementary School - Commercial Hourly	$158.91	$162.07
	Gymnasium - Elementary School - Private Hourly	$106.27	$108.38
	Gymnasium - Elementary School - Non-Profit Hourly	$53.64	$54.69
	Gymnasium - Middle School - Commercial Hourly	$176.76	$180.28
	Gymnasium - Middle School - Private Hourly	$118.17	$120.51
	Gymnasium - Middle School - Non-Profit Hourly	$59.58	$60.76
Lobbies			
	Lobby - Commercial Hourly	$42.25	$50.08
	Lobby - Private Hourly	$33.01	$33.73
	Lobby - Non-Profit Hourly	$17.01	$17.39
Facility Specific Rentals			
ACC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	$147.52	$150.45
	Roof Deck - capacity up to 60 - Private Hourly	$98.68	$100.63
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$49.84	$50.82
ACC Indoor Walking Track	Two Lanes - Commercial Hourly	$26.17	$26.67
	Two Lanes - Private Hourly	$17.77	$18.11
	Two Lanes - Non-Profit Hourly	$9.39	$9.56
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	$49.12	$50.08
	Capacity up to 45 - Private Hourly	$33.09	$33.73
	Capacity up to 45 - Non-Profit Hourly	$17.07	$17.39
	Capacity up to 80 - Commercial Hourly	$74.29	$75.75
	Capacity up to 80 - Private Hourly	$49.87	$50.84
	Capacity up to 80 - Non-Profit Hourly	$25.44	$25.93
	Capacity up to 133 - Commercial Hourly	$85.93	$87.62
	Capacity up to 133 - Private Hourly	$57.60	$58.73
	Capacity up to 133 - Non-Profit Hourly	$29.33	$29.89
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	$49.54	$50.08
	Lower Lounge - Private Hourly	$33.36	$33.73
	Lower Lounge - Non-Profit Hourly	$17.19	$17.39
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate (more than 8 hours)	$680.08	$700.99
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate (more than 8 hours)	$227.40	$469.85
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$453.74	$239.14

SCHEDULE 18. BUILDING PERMIT FEES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

ATTACHMENT K

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Refunds	No fees or part thereof paid to the Township shall be refunded if a start has been made on Construction. If no start has been made and if the Building Inspector so certifies, the Township may refund to the Owner or Agent with respect to an issued Permit. Refunds may only be requested within 2 years of date of Permit Issuance and will not be given unless a written request is received by the Building Inspector	A refund may be issued the amount of the Permit fee less $50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee	A refund may be issued the amount of the Permit fee less $50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee
Re-Inspections	Where any inspection carried out pursuant to this Bylaw discloses work not in compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, and a subsequent inspection is thereby made necessary. Where a Permit Holder fails to have the work inspected, accessible and ready at the time the inspection, has not requested cancellation of an otherwise already requested inspection prior to the commencement of the business day of the subject inspection, or because requirements outlined in the Township's Erosion and Sediment Control Bylaw are not in place, an additional fee for each subsequent call for inspection made necessary thereby may be charged	$165.00/inspection	$165.00/inspection
Change of Owner or Registered Professional	In the event of a change of Owner or Registered Professional before Construction is complete, and providing no changes are proposed to the issued Permit, a valid Permit may be transferred upon payment of a recording fee for each Permit, or in the case of a change of Registered Professional, the above prescribed fee for each change of person. The new Permit Holder must become responsible for depositing with the Township any applicable bond or security amounts	$100.00/ permit	$125.00/ permit
Renewals	Where a Permit has lapsed and the Building Inspector has established that the proposed work complies with the Building Code, the Langley Building Bylaw and all other applicable enactments including other Township bylaws, the Permit may be renewed on payment	$75.00	$100.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Registered Professional Fee Reduction	Where appropriate Registered Professionals are retained by the Owner and provide Letters of Assurance for design and field review as specified in the Building Code; and the Township indicates in writing to the Owner that in issuing the Permit it is relying on the certification of the Registered Professionals; the Permit fee must be reduced for any one property. This reduction reflects the cost of the work that would otherwise be done by the Building Inspector to determine compliance with the Langley Building Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	Reduction of 2.5% for any one property	Reduction of 2.5% for any one property
Alternative Solution Proposal Review	For the initial review of an alternative solution proposal for Part 9 Buildings . Is payable with each subsequent submission.	$400.00	$400.00
	For the initial review of an alternative solution proposal for Part 3 Buildings. Is payable with each subsequent submission.	$500.00	$500.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee for Part 9 Buildings is payable with each subsequent submission	$200.00	$200.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee Part 3 Buildings, is payable with each subsequent submission	$250.00	$250.00
Change of Address	A fee must be paid in accordance with the Langley Building Numbering Bylaw, as amended, where an address change can be accommodated and the request is based on personal preference. In addition to this fee, where a valid Building Permit(s) exist and are active on the property that is the subject of the change of address request the fee is calculated based on each hour of staff time, minimum 1 hour.	$100.00/hour	$100.00/hour
Revision to Issued Building Permit Drawings	Fee is calculated based on each hour of staff time, minimum of 1 hour	$100.00/hour	$100.00/hour
Revisions Prior to Permit Issuance	Fee is calculated based on each hour of staff time, minimum of 1 hour for an application requiring less than 3, where an Owner or Agent requests revisions to a Permit Application or is required to make revisions where necessary to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	$100.00/hour	$100.00/hour
	When a permit requires 3 or more revisions for an application	50% of permit fee	50% of permit fee

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Demolitions	Where a Building or Structure or portion of a Building or Structure is to be demolished	$150.00	$150.00
Inspection for Moving a Building or Structure	An application fee to move an existing Building or Structure onto a parcel of land within a 50km radius of the Site. Fees for inspections for greater distances will be evaluated on a individual basis	$150.00.	$150.00.
Title Search	When a title search is required by the Township to confirm ownership and all encumbrances on the property, to be paid at time of Permit Issuance	$30.00	$30.00
Restrictive Covenant Detail	When title searches indicate further detailed restrictive covenant information is required to review the language of the encumbrances on the property in relation to a Permit Application. To be paid at time of Permit Issuance	$50.00/each detailed restrictive covenant	$50.00/each detailed restrictive covenant
Liquor Licence Review	Review and approval of drawings and documents associated with a Liquor Licence application to the Liquor and Cannabis Regulation Branch	$100.00	$125.00
Annual Document Filing Fee	An addiministration fee must be paid for the review, filing and follow-up related to Permits that require annual ongoing submission of documentation	$75.00	$75.00
File Research Letter	Fees payable for a File Research Letter to provide a summary overview of a property based on existing Township of Langley historical Building Permit records, not inclusive of providing copies of documents per address or PID		
	For Single family and two family residential	$145.00	$150.00
	For Multi-Family residential, Commercial, Industrial, and Institutional	$185.00	$225.00
School Compliance Letter		$75.00	$75.00
Driveway Review	For the review of an existing driveway(s) or proposed driveway(s) in conjunction with a Building Permit Application.		$150.00
Driveway Application Fee	Non-refundable application fee	NEW	$50.00
Driveway Permit Fee	Percentage of the driveway cost estimate in conjunction with a driveway permit	NEW	15% subject to a minimum fee of $300.00
Strata Conversion Inspection Fee	Fee required for inspection to confirm strata conversion	NEW	$165.00
Building Permit Fees	In accourdance with the Valuation Schedule the fees payable for issuance of a permit		
	A minimum Building Permit fee	$100.00	$100.00
	For work the valulation of which is not more than $1,000.00.	$52.50	$52.50
	For each additional $1,000.00 or fraction thereof up to and $50,000.	$10.50	$9.75

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	For each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $1,000,000.00.	$8.25	$10.00
	For each additional $1,000.00 or fraction thereof in excess of $1,000,000.00.	$7.75	$9.50
Valuation Schedule	For the purpose of assessing the Building Permit fee, the Construction value shall be determined as:		
	Main Storey	$1,185.00 per m2	$1,220.00 per m2
	Other Storey Finished	$1,090.00 per m2	$1,120.00 per m2
	Other Store Unfinished	$360.00 per m2	$385.00 per m2
	Basement Finished	$1020.00 per m2	$1050.00 per m2
	Basement Unfinished	$325.00 per m2	$345.00 per m2
	Basement Finish / Secondary Suite	NEW	$1,220.00 per m2
	Secondary Suite Conversion	NEW	$345.00 per m2
	Secondary Suite Above Grade	NEW	$345.00 per m2
	Finishing a storey	$670.00 per m2	$700.00 per m2
	Finishing a basement	$685.00 per m2	$700.00 per m2
	Renovation of existing dwelling	$495.00 per m2	$545.00 per m2
	New Foundation	$350.00 per m2	$400.00 per m2
	Garage or Closed Accessory	$405.00 per m2	$450.00 per m2
	Carport or Open Accessory	$175.00 per m2	$200.00 per m2
	Greenhouses (Glass)	$175.00 per m2	$200.00 per m2
	Greenhouses (Fiberglass)	$115.00 per m2	$130.00 per m2
	Greenhouses (Plastic)	$85.00 per m2	$100.00 per m2
	Wood burning chimneys, Stove, Insert, or Fireplace	$7,500.00 per flu	$10,000.00 per flu
	Gas/Electric Fireplaces	$3,750.00 each	$4,000.00 each
	For all other classes of Buildings and Structures, the Marshall & Swift Valuation Plan will be used to establish the valuation in accordance with Township Policy No. 07-405		
Plumbing Permit Fees	For the installation of each of the first two plumbing fixtures	$27.75	$28.75
	For each additional fixture	$20.25/fixture	$20.75/fixture
	For the installation of each sump, catch basin, manhole, interceptor	$29.25	$30.25
	For the installation of each of the first two fire sprinkler heads	$29.25	$30.00
	For each additional head	$1.50/head	$1.60/head
	For the installation of any fireline main valve	$85.00	$87.25
	For the installation of a Siamese Connection	$56.50	$57.00
	For 30 m of water & sewer line of 100 mm	$42.25	$43.50
	For each additional 30 m or part thereof over 100 mm	$20.50	$21.00
	For the connection to a septic tank/field, sanitary sewer, or water connection	$73.50	$75.25
	For the installation of each testable backflow prevention device	$56.50	$58.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	Minimum Plumbing or Fire Sprinkler Permit	$100.00	$100.00
	For the installation of a new or conversion to a single family solar system	$50.00	$150.00
Sign Permit Fees	For the purpose of assessing Permit fees for a Sign Permit, the contract price value for the proposed sign will be used and applied to Building Permit Fees in determining the Permit fee		
	Minimum Sign Permit	$92.50	$100.00
	For changing of a copy in an existing sign	$46.50	$46.50
Change of Use	For a Permit to change the occupancy or use of a Building or Structure	$225.00	$225.00
	Where the change of use requires review time beyond one hour of staff time to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a fee calculated based upon staff time must also be paid in addition to the above prescribed change of use fee	$100/hr	$100/hr
File Records	To assist in the cost of preparing permanent digital records of Construction, fees shall be determined as follows utilizing a Construction value as determined in accordance with the valuation schedule		
	For all new single family dwellings, 0.025% of Construction Value	Minimum of $53.75 and a maximum of $107.75	Minimum of $53.75 and a maximum of $107.75
	For all new and or additions of commercial, industrial, institutional and multi-family projects, 0.025% of the Construction value	Minimum of $215.25 and a maximum of $322.75	Minimum of $215.25 and a maximum of $322.75
	For all miscellaneous Permits such as single family additions, accessory, agricultural, sign, plumbing, fire sprinkler, irrigation, tenant improvement Permits, etc, 0.015% of the Construction value	Minimum of $32.25 and a maximum of $107.75	Minimum of $32.25 and a maximum of $107.75
Bond Processing Fee	A processing fee for any bond or security amounts as required by the Langley Building Bylaw is required for single family dwellings where submitted in the form of cash or cheque. This is a non-refundable fee	$75.00	$75.00
	For Buildings and Structures, all new and/or additions of commercial, industrial, institutional and multi-family projects where submitted in the form of an irrevocable letter of credit, with both payable at time of Permit Issuance. This is a non-refundable fee	$150.00	$150.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Administration Fee	An administration fee must be applied on each occasion the Township requires Township Property to be cleaned due to sediment, debris, or other deleterious material being tracked onto the roads or sidewalks from Construction; for the process of cancellation of a Permit; for the transfer of a Permit to a new Permit Holder and for similar clerical administration work that the Building Inspector deems a fee is required. This is a non-refundable fee	$75.00	$75.00
Development Review Fees			
Development Engineering	To assist in the cost of reviewing Site services, lot grading, and stormwater management, where civil drawings are required as part of a Building Permit application, a non-refundable Site plan review fee is required to be paid in the amount of:		
	For commercial, industrial, institutional and multi-family projects, 0.35% of the Construction value	subject to a minimum of $600.00 and a maximum of $9,500.00	subject to a minimum of $600.00 and a maximum of $9,500.00
	For single family dwelling and agricultural projects, 0.055% of the Construction value	subject to a minimum of $150.00 and a maximum of $400.00	subject to a minimum of $150.00 and a maximum of $400.00
Streamside Protection	To assist in the cost of coordinating implementation of the provincial Riparian Areas Protection Regulation (as amended), or, Schedule 3 (“Development Permit Areas: Streamside Protection and Enhancement”) of the Langley Official Community Plan Bylaw 1979 No. 1842 a review fee is required where a Building Permit Application requires submission of an assessment in conjunction with either of the above noted legislative requirements	$250.00	$250.00
Protective Services	To assist in the cost of review where the Fire Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a multi-family, commercial, industrial, or institutional project, a fee is required to be paid		
	For multi-family projects Part 9 residential	New	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	New	$750.00/permit
Final Lot Grading Bond	To ensure that the works and services for individual lots is completed in accordance with the accepted plans, a final lot grading bond will be provided at the time of Permit Issuance. The final lot grading bond will be released once the project has received an accepted final inspection	$3,500.00	$3,500.00
Moving of Buildings Administration and Security Deposit	Where a Building or Structure is moved in accordance with the provisions of the Langley Building Bylaw, a fee is required to be submitted to conduct the process	$300.00	$300.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$5,000.00	$5,000.00
Second Dwelling Security Deposit	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$25,000.00	$25,000.00
Damage and Compliance Bond	In addition to any other fee payable pursuant to the Langley Building Bylaw, where the Construction Site is served by any street upon which there is a sidewalk, curb and gutter, drainage swale, municipal ditch, street light, street tree, storm sewer, sanitary sewer, water service, or a combination of any of these, either existing or required to be completed prior to final inspection and acceptance of the property, the Owner or Agent for a Permit must at the time of Permit Issuance, deposit a damage and compliance bond with the Township		
	For each single family residential unit where the Construction Site fronts a street where a sidewalk or curb and gutter are located	$3,000.00/unit	$3,000.00/unit
	For each single family residential unit where the Construction Site does not front a street where a sidewalk or curb and gutter are located	$1,500.00/unit	$1,500.00/unit
	For Buildings or Structures that are mobile homes, accessory, additions less than 90 square meters in Building area, swimming pools, signs, or other Buildings or Structures where the Building Inspector deems the proposed works are applicable at this damage and compliance bond rate	$500.00	$500.00
	For other than single family residential development amount per meter of Site frontage	$150.00/meter to a maximum of $22,500.00	$150.00/meter to a maximum of $22,500.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Energy Efficiency Performance Bond	To ensure that energy efficiency works related to each Part 9 dwelling unit are completed in accordance with the required Step of the Energy Step Code as specified in Section 7.5 of the Langley Building Bylaw, an energy efficiency performance bond per dwelling unit, to a maximum per Building Permit or project, will be provided at the time of Permit Issuance. The energy efficiency performance bond will be released once it has been verified that the project has been constructed to achieve the energy efficiency performance level in accordance with the required Step of the Energy Step Code as outlined in the Building Code, and has received an accepted final inspection	$2,500.00/dwelling unit to a maximum of $25,000.00	$2,500.00/dwelling unit to a maximum of $25,000.00
Green Building Rebate Program	A rebate fee that is issued upon completion of Construction for an Eligible Dwelling Unit where a portion of the original Permit fee is returned to the Permit Holder. Green Building Permit Rebates shall be in the amount specified as follows, except for end units, those being dwelling units located physically at each end of a row in a multiple unit building (maximum two per building) that reach a performance level as indicated shall receive an amount 25% more than as specified below for non end units:		
	For a new single family dwelling as designatedin the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of Energy Code, or Passive House Certification	$1,000.00 Step 4	$1,500.00 Step 5
	For each new dwelling unit forming part of a two family dwelling, townhouse, rowhouse, or manorhome as designated in the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of the Energy Step Code, or Passive House certification	$300.00 Step 4	$500.00 Step 5
	For each existing single family dwelling where the Building is altered, added to, or renovated where the annual energy consumption rating of the Building is reduced from its pre-existing level by more than 10 gigajoules per year (GJ/year), $15 per GJ/year of the net difference in anticipated annual energy consumption savings calculated between the pre-existing and post construction EnerGuide assessments, to a maximum Green Building Permit Rebate value	$750.00	$750.00

BUILDING PERMIT FEE Fee Type	Description	Existing Fees & Charges without tax	Fees & Charges without tax
Sustainable Construction Fee	A fee payable at time of Permit Issuance applicable to all classes of Buildings and Structures as well as alterations, additions, and renovations of single family dwellings. The Sustainable Construction fee is payable at the time of permit issuance		
	For new dwelling units where the valuation of which is not more than $1,000.00	$0.95	$0.95
	For new dwelling units for each additional $1,000.00 or fraction thereof up to and including $50,000.00	$0.50	$0.50
	For new dwelling units for each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $500,000.00	$0.35	$0.35
	For new dwelling units for each additional $1,000.00 or faction thereof in excess of $500,000.00	$0.12	$0.12
Energy Documentation Review	To assist in the cost of review where the Building Energy Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a single family dwelling, multi-family, commercial, industrial, or institutional project, a fee is required		
	For single family dwellings	New	$200.00/permit
	For multi-family projects Part 9 residential	New	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	New	$500.00/permit
	If the initial submission is not acceptable and additional revisions are submitted, an additional fee is required and is required with each subsequent submission	New	$100/permit for Part 9 Buildings $250.00/permit for Part 3 Buildings

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

ATTACHMENT L

AMENDMENT BYLAW NO. 6111

WATERWORKS Fee Type	Description	Fees & Charges without tax	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times the Tier 2 Metered Water rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$165.00	$165.00
Meter Testing	For each meter testing	At cost	At cost
Meter Testing	Security deposit for each meter testing	$250.00	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00	20.00

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

EXPLANATORY NOTE

Bylaw No. 6111 amends the Fees and Charges Bylaw 2007 No. 4616 as amended, to add new fees or other adjustments to the following Schedules to address new or enhanced municipal services and consolidation of the Township of Langley Fees and Charges Bylaw:

- Schedule 1: PARKS
- Schedule 2: CEMETERIES
- Schedule 4: FINANCE
- Schedule 5: MISCELLANEOUS CORPORATE
- Schedule 7: FIRE
- Schedule 8: TRANSPORTATION
- Schedule 10: FILMING
- Schedule 11: WATERWORKS
- Schedule 14: DEVELOPMENT SERVICES
- Schedule 16: AIRPORT
- Schedule 17: RECREATION AND CULTURE
- Schedule 18: BUILDING PERMIT

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

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. 6111”.

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

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

4. The following schedules of fees and charges are hereby imposed to align with the Fees and Charges Bylaw 2007 No. 4616 Amendment Bylaw No. 6111:

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 1. PARKS
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

PARKS Fee Type	Description	Fees & Charges without tax
Outdoor Plaza	Commercial Hourly	$36.20
Includes: Bedford Plaza	Private Hourly	$19.80
	Non-Profit Hourly	$11.20
McLeod Athletic Park Stadium		
McLeod Athletic Park Stadium McLeod Athletic Park Stadium Includes: Grandstand, Synthetic Turf Field, Track & Field, and Throws Area	Commercial Hourly	$341.45
	Non-Profit Hourly (with admissions)	$253.20
	Private Hourly	$208.60
	Non-Profit Adult Hourly	$164.00
	Non-Profit Youth Hourly	$164.00
McLeod Atheltic Park Stadium Synthetic Turf Field Class A ""	Prime - Commercial Hourly	$147.50
	Prime - Private Hourly	$128.45
	Prime - Non-Profit Adult Hourly	$70.20
	Prime - Non-Profit Youth Hourly	$47.75
	Non-Prime - Commercial Hourly	$122.45
	Non-Prime - Private Hourly	$103.55
	Non-Prime - Non-Profit Adult Hourly	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.65
	Removal or Installation of football uprights in the oval field	$3,106.65
McLeod Athletic Park Track Eight Lanes ""	Commercial Hourly	$105.85
	Private Hourly	$71.50
	Non-Profit Adult Hourly	$37.10
	Non-Profit Youth Hourly	$37.10
McLeod Athletic Park - Track & Field Track & Field includes: Long Jump, Triple Jump, West Shot Put, High Jump, Pole Vault, Throws Area	Commercial Hourly	$161.75
	Private Hourly	$109.60
	Non-Profit Adult Hourly	$57.20
	Non-Profit Youth Hourly	$48.25
McLeod Athletic Park - Throws Area Throws Area includes: Javelin, East Shot Put, Discus, Hammer Throw, Throws Cages	Commercial Hourly	$29.60
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
McLeod Athletic Park Announcers Booth Announcers Booth Includes: Annoucers Booth, Score Board, & Audio System	Commercial Hourly	$107.10
	Private Hourly	$71.40
	Non-Profit Adult Hourly	$35.70
	Non-Profit Youth Hourly	$35.70
McLeod Athletic Park First Aid Room	Commercial Hourly	$16.20
	Private Hourly	$10.80
	Non-Profit Adult Hourly	$5.40
	Non-Profit Youth Hourly	$5.40
McLeod Athletic Park Officals Room	Commercial Hourly	$16.20
	Private Hourly	$10.80
	Non-Profit Adult Hourly	$5.40
	Non-Profit Youth Hourly	$5.40
McLeod Athletic Park Video Display Screen	Commercial Hourly	$231.30
	Private Hourly	$154.60
	Non-Profit Adult Hourly	$77.85
	Non-Profit Youth Hourly	$77.85
Storage Space	Annual Non-Profit $/ft^2 Rate	$0.60
Parking Lot Use - Civic Facility, WCP, AAP, MAP, Williams Park	Commercial Per Day Rate	$786.75

PARKS Fee Type	Description	Fees & Charges without tax
	Private Per Day Rate	$524.90
	Non-Profit Per Day Rate	$262.95
Parking Lot Use - WGC, WCB, WBY, AKC, SAL, ACC, GPC, all other parks	Commercial Per Day Rate	$477.30
	Private Per Day Rate	$318.55
	Non-Profit Per Day Rate	$159.85
Park Concession Rental	Per day	
	Commercial Daily Rate	$83.15
	Private Daily Rate	$83.15
	Non-Profit Adult Daily Rate	$83.15
	Non-Profit Youth Daily Rate	$83.15
	Seasonal Monthly Non-Profit Rate	
	Commercial Monthly Rate	$351.05
	Private Monthly Rate	$351.05
	Non-Profit Adult Monthly Rate	$351.05
	Non-Profit Youth Monthly Rate	$351.05
Williams Park Picnic Area	Commercial Day Rate	$172.15
Includes: Inside room, Picnic Shelters, and Picnic Tables	Private Day Rate	$172.15
	Non-Profit Day Rate	$172.15
Park Picnic Shelter	Commercial Day Rate	$96.40
	Private Day Rate	$96.40
	Non-Profit Day Rate	$96.40
Ponder Park Camping Fee	Per night, per child	$2.00
Boat Launch Closure Fee	Per event fee	$384.70
Access to Private Property Permit Fee	Per permit	$100.00
Park Permit Application Fee	Per permit	$50.00
Park Permit Application Fee For Profit Special Event/Festival	Per permit	$250.00
Special Even Portable Receptacle Bins	For each Delivery and Pickup of Portable Receptacle	$150.00
For Profit Special Event/Festival Fees	Per person attendance <500 (based on estimated attendance at time of application)	$1.00
(in addition to park rental fees)	Per person attendance 501 - 1000 (based on estimated attendance at time of application)	$1.25
	Per person attendance >1000 (based on estimated attendance at time of application)	$1.50
	ToL Staff Event Support/Equipment	At Cost
	Community Patrol Officer - per hour	$30.00
Spirit Stage Fee	Commercial - first day	$633.35
	Commercial - additional day	$317.25
	Private - first day	$422.60
	Private - additional day	$211.85
	Non-Profit - first day	$211.85
	Non-Profit - additional day	$106.50
	Towing Fee (waived for non-profit)	At cost
	Set-up/Take-down Fee (includes site visit but not special requirements)	$310.65
	Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$620.20
	On Field Set-up/Take-down Fee (includes site visit but not special requirements)	$1,120.70
	On Field Set-up/Take-down Fee-Stat Holiday and weekends (includes site visit but not special requirements)	$2,240.35
Synthetic Turf Fields Class AAA ""	Prime - Commercial Hourly	$442.70
Willoughby Community Park - Northwest Synthetic Field	Prime - Private Hourly	$378.30
	Prime - Non-Profit Adult Hourly	$226.20
	Prime - Non-Profit Youth Hourly	$144.25
	Non-Prime - Commercial Hourly	$378.30
	Non-Prime - Private Hourly	$331.50
	Non-Prime - Non-Profit Adult Hourly	$179.35
	Non-Prime - Non-Profit Youth Hourly	$115.00
Synthetic Turf Fields Class AA ""	Prime - Commercial Hourly	$184.35

PARKS Fee Type	Description	Fees & Charges without tax
Willoughby Community Park - Southeast Synthetic	Prime - Private Hourly	$160.60
	Prime - Non-Profit Adult Hourly	$87.70
	Prime - Non-Profit Youth Hourly	$59.65
	Non-Prime - Commercial Hourly	$153.05
	Non-Prime - Private Hourly	$129.40
	Non-Prime - Non-Profit Adult Hourly	$55.45
	Non-Prime - Non-Profit Youth Hourly	$30.80
Synthetic Turf Fields Class A ""	Prime - Commercial Hourly	$147.50
	Prime - Private Hourly	$128.45
	Prime - Non-Profit Adult Hourly	$70.20
	Prime - Non-Profit Youth Hourly	$47.75
	Non-Prime - Commercial Hourly	$122.45
	Non-Prime - Private Hourly	$103.55
	Non-Prime - Non-Profit Adult Hourly	$44.35
	Non-Prime - Non-Profit Youth Hourly	$24.65
Synthetic Turf Fields Class B ""	Prime - Commercial Hourly	$104.40
Aldergrove Athletic Park - East Synthetic Field (70% Class A)	Prime - Private Hourly	$91.15
	Prime - Non-Profit Adult Hourly	$50.30
	Prime - Non-Profit Youth Hourly	$34.55
	Non-Prime - Commercial Hourly	$86.85
	Non-Prime - Private Hourly	$73.60
	Non-Prime - Non-Profit Adult Hourly	$32.20
	Non-Prime - Non-Profit Youth Hourly	$18.30
		$0.00
MAP Synthetic Turf Diamond	Prime - Commercial Hourly	$76.60
	Prime - Private Hourly	$62.95
	Prime - Non-Profit Adult Hourly	$34.30
	Prime - Non-Profit Youth Hourly	$22.60
	Non-Prime Commercial Hourly	$67.05
	Non-Prime Private Hourly	$53.45
	Non-Prime Non-Profit Adult Hourly	$24.60
	Non-Prime Non-Profit Youth Hourly	$13.80
All Weather Fields	Commercial Hourly	$35.75
	Private Hourly	$24.75
	Non-Profit Adult Hourly	$10.05
	Non-Profit Youth Hourly	$6.45
Natural Grass Fields	Commercial Hourly	$35.95
	Private Hourly	$24.85
	Non-Profit Adult Hourly	$13.00
	Non-Profit Youth Hourly	$7.25
Disc Golf	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Sports Box Class A MAP	Commercial Hourly	$118.60
	Private Hourly	$100.05
	Non-Profit Adult Hourly	$42.35
	Non-Profit Youth Hourly	$23.00
Sports Box Class B	Commercial Hourly	$29.60
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Bocce Courts Class A	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Tennis Courts Class A	Commercial Hourly	$53.50
WG,BSS,PJP,DRP,Forest Hills,AAP,MAP	Private Hourly	$36.50
Langley Meadows	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Tennis Courts Class B	Commercial Hourly	$29.60

PARKS Fee Type	Description	Fees & Charges without tax
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Outdoor Basketball Courts	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Sand Volleyball	Commercial Hourly	$29.60
	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Skate Park	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Mountain Bike Park	Commercial Hourly	$53.50
	Private Hourly	$36.50
	Non-Profit Adult Hourly	$19.60
	Non-Profit Youth Hourly	$11.10
Non Formal Park Use	Commercial Hourly	$29.60
(Non formal park use refers to bookings that do not require a sport field for activity. For example: Yoga, Bootcamp)	Private Hourly	$20.65
	Non-Profit Adult Hourly	$11.70
	Non-Profit Youth Hourly	$7.15
Bleacher Move	Per Bleacher Move	$500.00
Soccer Goal Set-Up	Per Occurrence	$301.35
Rugby Upright Set-Up	Per Occurrence	$450.00
Amphitheatre	Commercial Hourly	$68.20
(Willoughby Community Park 200 seat outdoor venue)	Private Hourly	$55.10
	Non-Profit Adult Hourly	$28.90
	Non-Profit Youth Hourly	$28.90
Change Rooms - Parks	Commercial Hourly	$16.85
	Private Hourly	$11.75
	Non-Profit Adult Hourly	$6.65
	Non-Profit Youth Hourly	$6.65
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$87.75
	Master Lock - standard shackle	$19.90
	Master Lock - 2.5 inch shackle	$23.40
Key Replacement	Best Lock Key	$9.35
(per key)	Master Lock Key	$5.80
Key and Lock Replacements		
Lock Replacement	Best Door Lock - material and labour	At cost
(per lock)	Best Pad Lock	$75.00
	Master Lock - standard shackle	$17.00
	Master Lock - 2.5 inch shackle	$20.00
Key Replacement	Best Lock Key	$8.00
(per key)	Master Lock Key	$5.00
Public Service Signs		
Signage for non-profit sports	Sign Fabrication by Township	$100.00
organizations, or public services	Sign Installation by Township	$50.00
Administration Fee		
Administration Fee	Administration Fee on all services invoiced and for call outs related to field bookings.	15% (no maximum)

PARKS Fee Type	Description	Fees & Charges without tax
Township of Langley Bookings	To allow recreation and official Township business bookings at Park Facilities at no cost	$0.00
Legend		
"" - Includes Public Spaces Waste Management Fee		

SCHEDULE 2. CEMETERIES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
Cemetery						
(Tax is not included)					-	
Right of Interment-Resident	Adult Size	$3,243.00	$1,390.00	$4,633.00	$231.65	$4,864.65
	Child Size	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Infant Size	$963.00	$412.00	$1,375.00	$68.75	$1,443.75
	Cremation Plot	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Natural/Hybrid	$3,382.00	$1,450.00	$4,832.00	$241.60	$5,073.60
	Scattering Garden	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$3,165.00	$1,356.00	$4,521.00	$226.05	$4,747.05
	Double Lawn Crypt	$3,896.00	$1,669.00	$5,565.00	$278.25	$5,843.25
	Veteran-includes former resident	$1,414.00	$606.00	$2,020.00	$101.00	$2,121.00
	Veteran Cremation Plot-includes former resident	$613.00	$263.00	$876.00	$43.80	$919.80
	Wall Niche Single	$2,040.00	$874.00	$2,914.00	$145.70	$3,059.70
	Wall Niche Double	$2,758.00	$1,182.00	$3,940.00	$197.00	$4,137.00
	Fort Langley Adult Premium Lot	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Fort Langley Family Cremation Premium Lot	$4,899.00	$2,100.00	$6,999.00	$349.95	$7,348.95
Right of Interment - Non-Resident	Adult Size	$5,657.00	$2,424.00	$8,081.00	$404.05	$8,485.05
	Child Size	$2,879.00	$1,234.00	$4,113.00	$205.65	$4,318.65
	Infant Size	$1,872.00	$802.00	$2,674.00	$133.70	$2,807.70
	Cremated Plot	$2,451.00	$1,050.00	$3,501.00	$175.05	$3,676.05
	Natural/Hydrid	$6,766.00	$2,899.00	$9,665.00	$483.25	$10,148.25
	Scattering Garden	$302.00	$129.00	$431.00	$21.55	$452.55
	Single Lawn Crypt	$6,329.00	$2,713.00	$9,042.00	$452.10	$9,494.10
	Double Lawn Crypt	$7,792.00	$3,340.00	$11,132.00	$556.60	$11,688.60
	Veteran	$2,828.00	$1,212.00	$4,040.00	$202.00	$4,242.00
	Veteran Cremation Plot	$1,225.00	$525.00	$1,750.00	$87.50	$1,837.50
	Wall Niche Single	$4,080.00	$1,748.00	$5,828.00	$291.40	$6,119.40
	Wall Niche Double	$5,517.00	$2,364.00	$7,881.00	$394.05	$8,275.05
	Fort Langley Adult Premium Lot	$11,311.00	$4,848.00	$16,159.00	$807.95	$16,966.95
	Fort Langley Family Cremation Premium Lot	$9,799.00	$4,200.00	$13,999.00	$699.95	$14,698.95
Opening and Closing of Lot	Adult, Natural, Lawn Crypt or Veteran Size - First Level	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Saturday or Sunday	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult, Natural, Lawn Crypt or Veteran Size - First Level Statutory Holiday	$5,014.00	$0.00	$5,014.00	$250.70	$5,264.70
	Adult, Natural or Veteran Size - Second Level	$1,925.00	$0.00	$1,925.00	$96.25	$2,021.25
	Adult, Natural or Veteran Size - Second Level Saturday or Sunday	$3,852.00	$0.00	$3,852.00	$192.60	$4,044.60
	Adult, Natural or Veteran Size - Second Level Statutory Holiday	$5,780.00	$0.00	$5,780.00	$289.00	$6,069.00
	Adult Size - Lawn Crypt Second Level	$1,672.00	$0.00	$1,672.00	$83.60	$1,755.60
	Adult Size - Lawn Crypt Second Level Saturday or Sunday	$3,342.00	$0.00	$3,342.00	$167.10	$3,509.10
	Adult Size - Lawn Crypt Second Level Statutory Holiday	$5,026.00	$0.00	$5,026.00	$251.30	$5,277.30
	Child Size	$1,096.00	$0.00	$1,096.00	$54.80	$1,150.80
	Child Size - Saturday or Sunday	$2,191.00	$0.00	$2,191.00	$109.55	$2,300.55
	Child Size - Statutory Holiday	$3,287.00	$0.00	$3,287.00	$164.35	$3,451.35
	Infant Size	$638.00	$0.00	$638.00	$31.90	$669.90
	Infant Size - Saturday or Sunday	$1,276.00	$0.00	$1,276.00	$63.80	$1,339.80
	Infant Size - Statutory Holiday	$1,916.00	$0.00	$1,916.00	$95.80	$2,011.80
	Cremated Remains (includes Veteran)	$772.00	$0.00	$772.00	$38.60	$810.60
	Cremated Remains - Saturday or Sunday	$1,545.00	$0.00	$1,545.00	$77.25	$1,622.25
	Cremated Remains - Statutory Holiday	$2,318.00	$0.00	$2,318.00	$115.90	$2,433.90
	Cremated Remains - Add to Existing Site	$0.00	$501.00	$501.00	$0.00	$501.00
	Casket Remains - Add to Existing Site	$0.00	$1,390.00	$1,390.00	$0.00	$1,390.00
	Wall Niche	$600.00	$0.00	$600.00	$30.00	$630.00
	Wall Niche - Saturday or Sunday	$1,198.00	$0.00	$1,198.00	$59.90	$1,257.90
	Wall Niche - Statutory Holiday	$1,800.00	$0.00	$1,800.00	$90.00	$1,890.00
	Scattering	$174.00	$0.00	$174.00	$8.70	$182.70
	Scattering - Saturday or Sunday	$347.00	$0.00	$347.00	$17.35	$364.35
	Scattering - Satutory Holiday	$522.00	$0.00	$522.00	$26.10	$548.10
Opening and Closing of Lot for Exhumation/Disinterment	Adult Size	$3,180.00	$0.00	$3,180.00	$0.00	$3,180.00

CEMETERIES Fee Type	Description	Cemetery Fees	Cemetery Care Fund	Subtotal Cemetery Fees & Care Fund	Cemetery Capital Improvement Fee	Fees & Charges without tax
	Adult Size - Double Depth	$4,775.00	$0.00	$4,775.00	$0.00	$4,775.00
	Adult Size - If Top Level Occupied	$7,691.00	$0.00	$7,691.00	$0.00	$7,691.00
	Child Size	$2,087.00	$0.00	$2,087.00	$0.00	$2,087.00
	Infant Size	$1,219.00	$0.00	$1,219.00	$0.00	$1,219.00
	Cremated Remains	$577.00	$164.00	$741.00	$0.00	$741.00
Ground Marker Setting Fee	Ground Marker Setting Fee - Flat Marker	$298.00	$127.00	$425.00	$0.00	$425.00
	Ground Marker Setting Fee - Upright Marker	$528.00	$226.00	$754.00	$0.00	$754.00
Marker Reset Fee	Memorial Marker Reset Fee	$139.00	$60.00	$199.00	$0.00	$199.00
Cemetery Products and Other Fees	Late Arrival Interment Fee (after 3:00 pm. Monday - Friday)	$478.00	$0.00	$478.00	$0.00	$478.00
	Granite Memorial Bench	$4,865.00	$2,085.00	$6,950.00	$347.50	$7,297.50
	Replacement Certificate - Right of Interment	$55.00	$0.00	$55.00	$0.00	$55.00
	Transfer Fee	$157.00	$0.00	$157.00	$0.00	$157.00
	Surrender/Sell Back Fee	$157.00	$0.00	$157.00	$0.00	$157.00
	Niche Wall Wreath Plate	Cost plus 50%	10% of Cost	Cost plus 60%	$0.00	Cost plus 60%
	Cremation Liner	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Fibreglass Full Casket Liner	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	Concrete Full Casket Liner (lower level double depth)	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%
	In-ground Vase	Cost plus 50%	$0.00	Cost plus 50%	$0.00	Cost plus 50%

SCHEDULE 4. FINANCE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

FINANCE Fee Type	Description	Fees & Charges without tax
Tax Notice	Copy of a Tax Notice	N/C
Tax Information Certificates (TIC):		
- Electronic	Tax Information	$40.00
- Issued by TOL	Tax Information	$50.00
Mortgage Tax Information Listing	Mortgage company listing per folio	$15 per folio
Annual Gross Tax Information Report	Report that includes Tax Information for Township properties	$.02 per row of data export
Non Refundable Tender Deposit	Non Refundable Tender Deposits	$50.00-$150.00
Returned Cheque Item	Returned Cheque Charge	$30.00
Refund Cheque	Refund Cheque - Tax and Utility Accounts	$30.00
Title Searches & Registered Documents Fee	Fee to recover Land Title and Survey Authority Fees	$30.00
Interest on Overdue Accounts Receivable	Interest charge will be added to accounts more than 30 days overdue.	Bank of Canada Rate plus 2%
Researching Historical property Related Information	Cost recovery of staff research time	$20.00 per property per year
Apportionment Fee per new strata / child lot	Cost to apportion assessments and taxes from parent parcel to each individual child / strata parcel	$30 per new child / strata lot
Bonding Replacement fee	replacement of a Letter of Credit from one (1) financial institution with that of another institution; replacement of a Letter of Credit with cash for the same amount, replacement of cash with a Letter of Credit for the same amount, or a combination of any of the above. Per replacement	$100.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)

SCHEDULE 5. MISCELLANEOUS CORPORATE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
Minutes of Council proceedings (per page)	Minutes of Council proceedings (per page)	$0.50
Copies (per page) (Black & White)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$0.50
Copies (per page) (Colour)	Copies of bylaws, minutes, proceedings and other information (per page) except for those bylaws that are printed and bound for public distribution. 8 1/2" x 11"	$1.00
Maps, Building Plans and As-builts (Black & White)	Maps, As-builts, and Service Cards Black and White - custom paper size up to 24" X 36"	$5.15
	Maps, As-builts, and Service Cards Black and White - custom paper size up to 36" X 48"	$7.75
Maps, Building Plans and As-builts (Colour)	Maps, As-builts, and Service Cards Colour - custom paper size up to 24" X 36"	$12.30
	Maps, As-builts, and Service Cards Colour - custom paper size up to 36" X 48"	$18.45
Maps (Colour)	Maps - Colour - standard paper size 11” X 17”	$6.15
Survey Certificates	Survey Certificate copies	$10.00
CD (plus cost of production time)	CD - Engineering Servicing Plan	$20.00
Community plans	Community plans	$20.00
Research (per hour)	Research over 15 minutes (per hour)	$63.00
Custom Geomatics	Custom Geomatics Requests (per hour)	$45.00
Board of Variance Application fees	Board of Variance Application fees	$525.00
Board of Variance Application fees work without a permit	Board of Variance Application fees -Work Without a Permit	$675.00
Administration Fee	Administration Fee on all services invoiced	15% (max $500.00)
Building Records Search Administration Fee	Administration Fee for Building Records Se	$30.00
Presentation Room Rental - Langley Regional Airport	Commercial Rate Per Hour	$120.50

MISCELLANEOUS CORPORATE Fee Type	Description	Fees & Charges without tax
	Private Rate Per Hour	$80.60
Museum Collection Image - Digital Reproduction	Emailed as tiff or jpg	$12.00
Museum Collection Image - Custom Reproduction	Emailed as tiff or jpg	$13.00
Museum Collection Image - Commercial Use Fee	Per use	$30.00
Museum Collection Image Audio File	Digital audio file	$35.00
Annual Secondary Suite Infrastructure Fee	The Annual Secondary Suite Infrastructure Fee (the “Fee”) is payable in the calendar year of application for registration of a Secondary Suite, except if the Secondary Suite Building Permit is issued after May 1, in which case the Fee is payable in the calendar year subsequent to the calendar year that the application for registration was received. The Fee is non-refundable upon removal of a Secondary Suite, regardless of when the Secondary Suite is removed. The Fee will be rendered once annually, in each year following receipt of an application for registration of a Secondary Suite Building Permit, in accordance with the above, with the billing statement for property taxes and is payable in the same manner as and by the same due/penalty date as ordinary taxes are payable. The Fee will continue to be charged annually until the Secondary Suite is removed to the satisfaction of the Township	$245 in 2025 $145 in 2026 and thereafter Existing Secondary Suite Family $145 in 2025 (category disbanded for 2026) Existing Secondary Suite Compassionate $0 in 2025 $0 in 2026 (category disbanded for 2027)

SCHEDULE 7. FIRE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
TRAINING GROUNDS			
BURN BUILDING/CONTAINER BUILDING			
	A1	1/2 Day	$595.00
	A2	Full Day	$895.00
	A3	2 days consecutively	$1,600.00
TEST/BURN PIT			
	B1	Full Day	$690.00
	B2	First and Second Hour	$230.00
	B3	Per hour over 'B2' above	$115.00
ENTIRE GROUNDS PLUS PROPS			
	C1	Full Day	$895.00
	C2	2 days consecutively	$1,600.00
	C3	1 Day Training Ground Classroom	$230.00
PROPS (includes Confined Space and Gas) **NO TECHS (single prop)**	D2	Full Day	$595.00
APPARATUS - TRAINING			
	E1	Engine (Training Engine with 4 SCBA) No staff	$400.00
	E2	SCBA Training Ground - Rental Only (per pack)	$60.00
	E3	Developing lesson plans for groups over 15	$230.00
	E4	Renting SCBA Cylinder (RCMP Exempt)	$15.00 p/cylinder
	E5	Renting of Fire Extingishers	$20.00 p/cylinder
FEES FOR CHARGE COST RECOVERY		prices are subject to change	
STAFF TIME (Non Work Hours)			
	G1	Chief Officer	$230/hr
	G2	Evaluators	$230/hr
	G3	Instructor	$185/hr
	G4	Training Technician	$155/hr
	G7	Inspector - (10th year)	$155/hr
	G8	Captain	$185/hr
	G9	Lieutenant	$170/hr
	G10	Firefighter	$155/hr
	G11	Paid Call Officer	$50/hr
	G12	Paid Call Firefighter	$50/hr
APPARATUS - INCIDENTS			
	H1	Engine - per hour/unit/incident (with 1 Officer & 3 FF)	$900.00
	H2	Rescues - per hour/unit/incident (with 1 Officer & 1 FF)	$900.00
	H3	Quint - per hour/unit/incident (with 1 Officer & 3 FF)	$1,210.00
	H4	Cars/Pickups/Vans	$65/hr
	H5	Mitigation/Cleanup/Transportation/Disposal of Dangerous Goods	Actual Cost
	H6	Specialized Equipment (and Operator)	Actual Cost
	H7	Response to a fire that has occurred as a result of or in connection with the commission of an offence under the Criminal Code (Canada) the controlled Drugs and Substances Act (Canada) or the Cannabis Act (Canada) or of a statute or regulation of British Columbia	Actual Cost

FIRE Fee Type	NO.	Description	Fees & Charges without taxes
	H8	Response to a fire that has been ignited, set or continued in contravention of Fire Prevention Bylaw 2024 No. 6061 or another enactment has been attended as an incident by the Fire Department.	Actual Cost
	H9	Squad – per hour/unit/incident (with 1 Officer & 2 FF)	$ 900.00
FIRE HALL RENTAL For Filming Rental Rates refer to Schedule 10 - Filiming within the Fees and Charges Bylaw			
Fire Hall	I1	1/2 Day	$225.00
	I2	Full Day	$450.00
	I5	Parking Lot Rental - Per Day	$500.00
PERMITS			
	J1	Outdoor Burning Permit	$30.00
	J2	Land Clearing Permit (including site inspection)	$250.00
	J3	Special Burning Permits	$80.00
	J4	Fuel Dispensing Tank Permit Application	$275.00
	J5	Fireworks Event Permit	$125.00
	J6	Fireworks Sales Permit	$1,800.00
ADMINISTRATION			
	K1	Fire Safety Plan & Construction Safety Plan submission and letter issuance	$115.00
	K2	File Research Letter	$125.00
	K3	Reinspection Fee	$115.00
	K4	Reinspection of Land Clearing	$125.00
	K5	Fire Investigation (Fire Over $5,000.00 structural)	$750.00
	K6	Provision of Access for Inspection Fee	$125.00
	K7	Board-up Fee	Actual Cost
	K8	Attendance Vacant/Unoccupied Property Fee	Actual Cost
	K9	Inspection of Propane Dispensing Facility	Actual Cost
	K10	Removal of Rubbish, Debris and Other Fire Hazards	Actual Cost
	K11	15% Administration Fee added to all invoiced services	15% (max $500.00)
	K12	Special Effects Site Inspections	$125.00
	K13	Security Services	Actual Cost
	K14	Response to Third and Fourth False Alarm	$185.00
	K15	Response to Fifth and Subsequent False Alarms	$375.00
	K16	Reinspection Fee for Commercial Properties - Up to 5,000 sq. ft	$125.00
	K17	Reinspection Fee for Commercial Properties - 5,001 sq. ft to 10,000 sq. ft.	$175.00
	K18	Reinspection Fee for Commercial Properties - 10,001 sq. ft to 15,000 sq. ft.	$225.00
	K19	Reinspection Fee for Commercial Properties - Greater than 15,001 sq. ft.	$300.00
	K20	Reinspection Fee for Multi-Residential Properties - 1 to 5 floors	$175.00
	K21	Reinspection Fee for Multi-Residential Properties - 6 to 10 floors	$200.00
	K22	Reinspection Fee for Multi-Residential Properties - Greater than 10 floors	$300.00
	K23	Mobile Food Vendor Inspection	$125.00

SCHEDULE 8. TRANSPORTATION
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
HIGHWAY USE PERMITS		
Highways Use Application & Permit Fee	Highways Use Permit for construction purposes	$250.00
	Highways Use Permit for public banner installation purposes	$100.00
	Highways Use Permit for private use of public sidewalks	$100.00
	Highways Use Permit for landscaping & tree planting purposes	$125.00
	Highways Use Permit for sandwich board sign purposes	$125.00 (Annual)
	Highways Use Permit for protruding signs	$100.00 (Annual)
	Highways Use Permit for awning/canopy	$100.00 (Annual)
	Highway Use Permit for sidewalk use and street furniture	$100.00 minimum charge, or $10/m2, whichever is greater (Annual)
	Highways Use Permit for use of unopened highway purposes	$125.00 (Annual)
	Highways Use Permit for Traffic Control Training	$125.00
	Highway Use Permit for Horse Drawn Carriages Sight Seeing	$25.00
Highway Use Permit: Signals in Flash	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (business hours)	$150.00
	Cost per occurrence of Township staff to put signals in flash, where included as a Permit condition by the Engineer (after hours)	$400 minimum charge, or as directed by the Engineer
Highway Use Permit Application Fee: Township of Langley Projects	Highway Use Permit for Township Capital or Operating works	$0.00
Highway Use Permit: Road Usage Fees	Highway Use Permit road usage fees for construction purposes	$150 minimum charge per week or $1.50 per m2 per week, whichever is greater
	Highways Use Permit road usage fees for Special Event (for-profit only)	$150 minimum per event plus $2 per lineal km or $1.50 per m2 (based on nature of special event)
Highway Use Permit Road Usage Fees: Other	Highways Use Permit road usage fees for private use of road right-of-way or non-construction or Special Event (for-profit) uses (ie storage pods)	$100.00 minimum charge per occurrence

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Highway Use Application and Permits and Road Usage Fees: Filming	See Schedule 10	
SPECIAL EVENTS		
Highway Use Permit	Highways Use Permit for Special Event	$125.00
	Highways Use Permit for Special Event - sponsored by Registered Charity	$62.50
PARKING		
Overtime Parking Permit	Overtime Parking Permit	$25.00
Overtime Parking Permit Daily Charge	Daily Charge for each day of approved Permit	$50.00
OVERSIZE & OVERWEIGHT PERMITS		
Oversize & Overweight Vehicle Permit Application Fee	Oversize or Overweight Vehicle Permit Application	$100.00
Oversize & Overweight Permit Pre & Post Inspection Fee	Pre and Post Inspection for damage to municipal infrastructure. To be charged where applicable, at the discretion of the Municipal Engineer	$500.00
Oversize & Overweight Escort Fee	Large structure, low speed moves (i.e. house move) shall require additional fees for moving the load while on a Township road, including costs for staff escort and potential material or contractor costs to ensure integrity and safety of Township infrastructure.	At Cost
Oversize & Overweight Urgent Repair Fee	Urgent Repair Fee due to damages caused by oversize and/or overweight vehicle	Actual cost, min. charge $2,000.00
For each trip on a Municipal Highway the road usage fee to be charged shall be based on the difference between the allowable weight and the actual weight on any axle or the vehicle as a whole, whichever is greater.		
Overweight Vehicle Weight Charge	Overweight Vehicle Permit (Per Trip) - 0 to 2,000 kg	$100.00
	Overweight Vehicle Permit (Per Trip) - 2,001 to 5,000 kg	$175.00
	Overweight Vehicle Permit (Per Trip) - 5,001 to 10,000 kg	$350.00
	Overweight Vehicle Permit (Per Trip) - 10,001 to 15,000 kg	$600.00
	Overweight Vehicle Permit (Per Trip) - Over 15,000 kg	$1,025.00
SPECIAL ROUTE PERMIT		
Special Route Permit	Special Route Permit (Per Each Trip not on a Truck Route)	$50.00
HIGHWAY CROSSING PERMIT		
Highway Crossing Annual Permit	Annual Highway Crossing Permit	$50.00
RECLAIMING CHATTEL OR FIXTURE		
Sign (Sign area 1.44m2 or less)	Cost to reclaim	$75.00
Sign (Sign area 1.44m2 to 10m2)	Cost to reclaim	$125.00
Sign Removal	Sign area greater than 10m2	$100.00/hr
Lifting Equipment	Charge per hour requiring lifting equipment	$175.00/hr
Permit Extension or Revision Fee	Charge for change requests to any active, issued Highway Use Permit type noted above (location, extension, duration, revised dates). Per occurrence.	$75.00
PAVEMENT CUT		
Pavement Reinstatement Fee	$100/m2, minimum charge $1,000, includes $25/m2 for "Pavement Degradation Fee: to compensate for reduction in pavement life caused by utility cuts	$100.00/m2, min. charge $1,000.00

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Pavement Reinstatement Fee Township of Langley Works	$25/m2 for Pavement Degradation Fee	$25/m2
Pavement Penalty Charge	$50/m2, minimum charge $250. Would be billed to Permittee in cases where Permittee fails to notify Township with sufficient notice to inspect works in progress	$50.00/m2, min. charge $250.00
Urgent Pavement Repair Fee	Actual cost, minimum charge $2,250 [includes 3 hours work at $750/hr]. Charged to Permittee when Permittee fails to repair utility cut when notified to do so in a timely manner and where municipal crews are called in to perform the repairs	Actual cost, min. charge $2,250.00
DRIVEWAY PERMIT		
Driveway Application & Permit Fee	Application for Driveway Permit.	$100.00
Driveway Permit, 2nd Estimate	A permit fee for a second estimate for both driveways and boulevard tiling will be charged where the first estimate is over 90 days old.	$50.00
CULVERT INSTALLATION		
Boulevard Tiling, Entrance Culverts, Bulkheads, 1st or 2nd driveway	Installation of boulevard tiling, entrance culverts, bulkheads, and/or 1st or second driveway.	At Cost
Enviromental Permitting Fees, Boulevard Installations	Class A or B roadside ditch infills for boulevard tiling	At Cost
Enviromental Permitting Fees, driveway Installations	Per driveway, Class A watercourse, occurring in Summer instream works window	$2,500.00
Enviromental Permitting Fees, driveway Installations	Per driveway, Class B watercourse, occurring in Summer instream works window	$1,500.00
Enviromental Permitting Fees, driveway Installations	Class A or B, occuring outside Summer instream works window	At Cost
LEGAL RESPONSE REVIEW FEES		
Signal Sequencing, Historical Markings/Signs and Similar Data Requests	Per Request	$400.00
SURVEY MONUMENTS		
Standard ISA Monument	Replacement & administration costs for Mascot published class B or C ISA P.Rock or P.Con Monument.	$3,000.00
Legally Referenced / Standard ISA Monument	Replacement & administration costs for 2015 First Order Levelling Framework Network (FOLFN) Monument, Mascot published class B or C ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on a legal plan by a BCLS.	$5,000.00
HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument.	$8,000.00
Legally Referenced / HPN ISA Monument	Replacement & administration costs for Mascot published class A high precision ISA P.Rock or P.Con Monument, where it's position with respect to legal boundaries has also been established on plan by a BCLS.	$10,000.00
Township of Langley Monuments	Replacement and administration costs for non-published survey monuments installed by the Township	$1,000.00
ELECTRIC VEHICLE CHARGERS		

TRANSPORTATION Fee Type	Description	Fees & Charges without tax
Level 2 EVSE	Applies to the first two hours only. Price per hour	$1.50
	Applies to the third consecutive hour and all subsequent hours. Price per hour	$3.00
DC Fast Charger - Patron Use	This standard fee, consistent throughout BC, to recover cost of electricity.	$16.00/hour ($2 minimum charge)
MUNICIPAL ACCESS AGREEMENT		
Plan Approval Fees	For each single location	As per agreement
	For lineal installations <250m	$500.00
	For lineal installations >250m	$500 plus $50 for each additional 100m for anything greater than 250m
OVER STREET BANNERS		
Application Fee	For each individual installation	$50.00
Installation Fee	For each individual installation	$250.00
INSPECTION FEE	Inspections related to all Permits within this schedule	$165.00 per inspection or re-inspection
SECURITY DEPOSIT	Where required, security deposit allowance for all permits in this schedule	As ordered by Engineer
ADMINISTRATION FEE	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 10. FILMING

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

FILMING Fee Type	Description	Fees & Charges without tax
USE OF Facilities and Parks		
Facility and Park Rental		
ACC, Cemeteries, Civic Facility, Fire Halls and Training Grounds, MAP, salishan Place by the River, WCP, Williams Park	Per Day Rates - over 6 hrs per day	$3,000.00
	Half Day Rates - up to 6 hrs per day	$1,500.00
AAP, AKC, Bedford Plaza, GPC, WCB, WGC, and all other parks (including trails)	Per Day Rates - over 6 hrs per day	$1,800.00
	Half Day Rates - up to 6 hrs per day	$900.00
Parking Lots		
Parking Lot Use - AAP, Civic Facility, MAP, WCP, Williams Park	Filming w/o use of Facilitiy or Park	$1,500.00
	Filming Prep / Wrap (per day)	$1,500.00
	Parking use only	$800.00
Parking Lot Use - ACC, AKC, Fire Halls, GPC, salishan Place by the River, WCB, WGC, and all other parks (including trails)	Filming w/o use of Facility or Park	$900.00
	Filming Prep / Wrap (per day)	$900.00
	Parking use only	$600.00
USE OF Highways		
Application: Filming on Private Property	Application for filming purposes	$100.00
Application: Filming in Private Property Film Studio	Per Episode. Application for filming purposes	$100.00
Application & Permit Fee: Filming on Public Property	Consolidation of application and Highways Use Permit fees for filming purposes and right-of-way use	$500.00
Highways Use Permit: Inspections: Filming	Inspections related to Highways Use Permit for filming purposes	$165.00
Highways Use Permit: Security Deposits: Filming	Security deposit allowance related to Highways Use Permit for filming purposes	As ordered by Engineer
Highways Use Permit: Changes Filming	Per change. Requests to change approved permit variables (ie: dates, locations, etc.)	$75.00
Highways Use Permit: Temporary Street Lane Closure: Filming	Street lane closure (temporary) related to Highways Use Permit for filming purposes	$500.00
Highways Use Permit: Temporary Full Road Closure: Filming	Full road closure (temporary) related to Highways Use Permit for filming purposes. Fee to be assessed by Engineer based on need complexity	$1,000 minimum
Location Hold Fee: Filming on Public and/or Private Property	Per property. For productions to temporarily place hold on property/location until production dates and related contracts/agreements are confirmed, which then enables film production companies to submit a Film Application.	$100.00
USE OF Airport		
Grounds Parking: Filming	Per day	$500.00
Liaison to Business: Filming	Based on nature and extent of filming, and only as identified as necessary by Airport Manager	At Cost

FILMING Fee Type	Description	Fees & Charges without tax
Runway Closure Fee: Filming	Per day	$3,500.00
Airside Operating Surface Use: Filming	To compensate loss of revenue from other sources due to airside operating surface disruption and/or closure due to filming.	$1,500.00
Location Activity Fee: Filming	To cover costs related to the coordination and monitoring of film activities within leased space at the airport.	$500.00
USE OF Protective Services		
RCMP Traffic/Site Control Assistance: Filming	Per hour with four (4) hour minimum charge for designated RCMP traffic/site control assistance	$150.00
OTHER		
Staff Costs	Staff wages as required	At Cost
Filming Administration Fee	Administration fee on all services invoiced	15% (max $500.00)

SCHEDULE 11. WATERWORKS

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

WATERWORKS Fee Type	Description	Fees & Charges without tax
Connection or Disconnection Application	A deposit, to be determined by an estimate, will be required in advance of work.	Cost
Water Connection Estimate Fee	Non-Refundable Estimate Fee	$150.00
Service Connection/Disconnection Fee - Residential Subdivision with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each residential subdivision connection/disconnection, a deposit, to be determined by an estimate wil be required. Such deposit will be no less than $5000	$5,000.00
Service Connection/Disconnection Fee - Non Residential Development with no Servicing Agreement	Service connections/disconnections shall be provided at cost. For each non residential connection/disconnection and metered connection, a deposit, to be determined by an estimate will be required. Such deposit will be no less than $7500.	$7,500.00
Connection Inspection Fee	Inspection Fee for connecting to a pre-existing water line	$165.00
Removal of Abandoned Services	Each removal of an abandoned water service requiring removal	At cost
Fire Hydrant Use - Assembly Rental	Application, meter and backflow assembly rental	$150.00
Fire Hydrant Use - Water Consumption	Minimum per day fee is $50.00. Rate for water use is four (4) times the Tier 2 Metered Water rate. Provision of liability insurance for three (3) million dollars identifying the Township of Langley as additional insured.	$50.00
Inaccessible Meter	For each 7 day period, where meter remains inaccessible, a rate shall apply	$150.00
Special Meter Readings	For each special meter readings, a rate shall apply	$165.00
Meter Testing	For each meter testing	At cost
Meter Testing	Security deposit for each meter testing	$250.00
Water Restriction Exemption Permit: Residential	Permit (21 days) to authorize residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$50.00
Water Restriction Exemption Permit: Family Residential	Permit (21 days) to authorize multi-family residential use of water for newly installed lawn or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Commercial	Permit (21 days) to authorize commercial use of water for newly installed law or landscaping during Stage 1 and 2 water restrictions	$200.00
Water Restriction Exemption Permit: Nematode Applicaton	Permit (21 days) to authorize use of water for nematode application (supported by proof of nematode purchase or hiring of professional nematode application services)	$0.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)
Aqualoader Fob Fee	For each new fob provided for the Aldergrove Aqualoader Terminal	20.00
Aqualoader Fob Replacement Fee	Fee to replace Aldergrove Aqualoader Terminal access fob	20.00

SCHEDULE 14. DEVELOPMENT SERVICES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

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) and/or Sub-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
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	Development Permit	$3,845.00

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax
Enhancement Development Permit	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
	Routley Environmental Monitoring fee[8] per unit being rezoned	$104.00
	Community Planning Administration Fees[9] Willowbrook[8] Fee per unit being rezoned.	$160.00
	Neighbourhood Planning Administration Fees[9] Southwest Gordon Estate[8] Fee per unit being rezoned.	$68.00
	Routley[8] Fee per unit being rezoned.	$154.00
	Yorkson[8] Fee per unit being rezoned.	$149.00
	Walnut Grove Stage 9 (Redwoods)[8] Fee per unit being rezoned.	$171.00
	Carvolth Fee per gross acre being rezoned.	$2,355.00
	Northeast Gordon Estate[9] Fee per unit being rezoned.	$415.00
	Central Gordon Estate[8] Fee per unit being rezoned.	$170.00
	Latimer[8] Fee per unit being rezoned.	$155.00
	Smith[8] Fee per unit being rezoned.	$167.00
	Williams Fee per gross acre being rezoned.	$2,465.00
	Booth, Fernridge and Rinn (in Brookswood-Fernridge) Fee per gross acre being rezoned.	$1,991.69
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 • Township expense of obtaining extraordinary legal or other professional consultant advice needed to evaluate an application • Municipal advertising, notification, facility rental and setup expenses incurred for additional or extended public hearings • 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 Research and information request	$1,245.00 At cost At cost $3,750.00 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

DEVELOPMENT SERVICES Fee Type	Description	Fees & Charges without tax

3 Where one rezoning application proposes more than one zone the highest zone fee shall apply

4 Where one application proposes to amend a Sub-Neighbourhood Plan, 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

SCHEDULE 16. AIRPORT

FEES AND CHARGES BYLAW 2007 NO. 4616

AMENDMENT BYLAW NO. 6111

AIRPORT Fee Type	Description	Fees & Charges without tax
Aircraft Parking		
Yearly Asphalt Tie-down Fee	Annual asphalt aircraft tie-down space	$1,363.00
Monthly Tie-down Fee	Monthly aircraft tie-down space	$170.34
Visitor Tie-down Fee	Single Day, overnight aircraft tie-down space	$11.43
Mail Service		
Annual Mailbox Rental Fee	Per unit, onsite community mailbox space	$170.00
Key Deposit	Refundable mailbox key deposit	$50.00
Key Replacement Fee	Mailbox key replacement	$30.00
Gate Access		
Airport Vehicle Operator Permit Application Fee	Permit Application & Administration Fees	$30.00
Airport Vehicle Operator Permit Driving Test Fee	Permit Driving Test	$40.00
Airport Vehicle Operator Permit Access Card Fee	For each card	$30.00
Airside Escort Fees		
During Regular Business Hours	Per hour, minimum 1 hour charge	$75.00
Outside Regular Business Hours	Per hour, minimum 3 hour charge	$150.00
Administration Fee	Administration Fee on all services invoiced	15% (no maximum)

SCHEDULE 17. RECREATION, ARTS AND CULTURE
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Pool, Fitness, and Arena Admissions		
Single Admissions	Child	$ 3.52
	Youth	$ 4.48
	Adult	$ 7.14
	Senior	$ 5.29
	Super Senior	$ 0.95
	Family	$ 14.29
	Student	$ 5.05
	Drop-in Hockey	$ 7.19
	Loonie Admission	$ 0.95
	Toonie Admission	$ 1.90
10 Pass	Child	$ 31.71
	Youth	$ 40.05
	Adult	$ 64.29
	Senior	$ 47.71
	Super Senior	$ 9.52
	Family	$ 128.62
	Student	$ 45.48
20 Pass	Child	$ 56.38
	Youth	$ 71.14
	Adult	$ 114.33
	Senior	$ 84.81
	Super Senior	$ 19.05
	Family	$ 228.67
	Student	$ 80.76
1 Month	Child	$ 35.29
	Youth	$ 44.43
	Adult	$ 71.48
	Senior	$ 53.05
	Family	$ 142.90
	Student	$ 50.52
3 Months	Child	$ 74.00
	Youth	$ 93.33
	Adult	$ 150.05
	Senior	$ 111.29
	Family	$ 300.05
	Student	$ 106.05
1 Year	Child	$ 141.90
	Youth	$ 189.52
	Adult	$ 514.48
	Senior	$ 381.67
	Super Senior	$ 94.29
	Family	$ 947.62
	Student	$ 363.57

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
Summer Pass	Summer Pass	$ 23.81
Waterpark Single Admissions	Child	$ 5.05
	Youth	$ 6.48
	Adult	$ 10.24
	Senior	$ 7.81
	Super Senior	$ 0.95
	Student	$ 7.33
Waterpark 10 Pass	Child	$ 45.48
	Youth	$ 58.24
	Adult	$ 92.38
	Senior	$ 70.00
	Super Senior	$ 9.52
	Student	$ 65.95
Waterpark 20 Pass	Child	$ 80.76
	Youth	$ 103.48
	Adult	$ 164.14
	Senior	$ 124.43
	Super Senior	$ 19.05
	Student	$ 117.24
Museum Admissions		
Single Admissions	Child	$ 3.52
	Youth	$ 4.48
	Adult	$ 7.14
	Senior	$ 5.29
	Super Senior	$ 0.95
	Family	$ 14.29
	Student	$ 5.05
	Loonie Admission	$ 0.95
	Toonie Admission	$ 1.90
Yearly Membership	Child	$ 8.33
	Youth	$ 10.52
	Adult	$ 16.76
	Senior	$ 12.62
	Super Senior	$ 2.57
	Family	$ 32.76
	Student	$ 11.95
Theatre Rentals		
	Capacity up to 175 - Commercial Use Booking Flat Rate- (more than 8 hours)	$ 1,831.94
	Capacity up to 175 - General Use Booking Flat Rate (more than 8 hours)	$ 916.48
	Capacity up to 175 - Commercial Hourly	$ 173.78
	Capacity up to 175 - Private Hourly	$ 116.20
	Capacity up to 175 - Non-Profit Hourly	$ 58.61
Banquet/Conference Space Rentals		

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Capacity up to 175 - Commercial Use Booking Flat Rate (more than 8 hours)	$ 2,747.40
	Capacity up to 175 - Private Use Booking Flat Rate (more than 8 hours)	$ 1,831.97
	Capacity up to 175 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$ 922.79
	Capacity up to 175 - Commercial Hourly	$ 260.17
	Capacity up to 175 - Private Hourly	$ 231.41
	Capacity up to 175 - Non-Profit Hourly	$ 116.22
Catering Kitchen		
	Catering Kitchen - Commercial Use Booking Flat Rate	$ 142.86
	Catering Kitchen - Private Use Booking Flat Rate	$ 95.24
	Catering Kitchen - Non-profit Use Booking Flat Rate	$ 47.62
Gallery Rentals		
	Main Exhibition Gallery - capacity up to 125 - Commercial Hourly	$ 284.46
	Main Exhibition Gallery - capacity up to 125 - Private Hourly	$ 201.44
	Main Exhibition Gallery - capacity up to 125 - Non-Profit Hourly	$ 118.49
	Feature Exhibition Gallery - capacity up to 75 - Commercial Hourly	$ 189.65
	Feature Exhibition Gallery - capacity up to 75 - Private Hourly	$ 134.29
	Feature Exhibition Gallery - capacity up to 75 - Non-Profit Hourly	$ 79.00
Amphitheatre		
	Capacity up to 84 - Commercial Hourly	$ 33.25
	Capacity up to 84 - Private Hourly	$ 26.72
	Capacity up to 84 - Non-Profit Hourly	$ 13.61
Swimming Pool Rentals		
	Aquaplay - Commercial Prime Hourly	$ 627.83
	Aquaplay - Commercial Non-Prime Hourly	$ 314.41
	Aquaplay - Private Prime Hourly	$ 418.88
	Aquaplay - Private Non-Prime Hourly	$ 209.95
	Aquaplay - Non-Profit Prime Hourly	$ 209.95
	Aquaplay - Non-Profit Non-Prime Hourly	$ 105.46
	Aquatic Club Meet - Non-Profit 12.5m lane - Prime Hourly	$ 25.58
	Aquatic Club Meet - Non-Profit 25m lane - Prime Hourly	$ 50.15
	Aquatic Club Meet - Non-Profit 50m lane - Prime Hourly	$ 99.31
	Aquatic Club Meet - Commercial 12.5m lane - Prime Hourly	$ 9.19
	Aquatic Club Meet - Commercial 25m lane - Prime Hourly	$ 17.38
	Aquatic Club Meet - Commercial 50m lane - Prime Hourly	$ 33.77
	Beachside Green - Commercial Prime Hourly	$ 627.83
	Beachside Green - Commercial Non-Prime Hourly	$ 314.41
	Beachside Green - Private Prime Hourly	$ 418.88
	Beachside Green - Private Non-Prime Hourly	$ 209.95
	Beachside Green - Non-Profit Prime Hourly	$ 209.95

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Beachside Green - Non-Profit Non-Prime Hourly	$ 105.46
	Dive Tank Commercial - Prime Hourly	$ 85.33
	Dive Tank Commercial - Non-Prime Hourly	$ 43.17
	Dive Tank Private - Prime Hourly	$ 57.22
	Dive Tank Private - Non-Prime Hourly	$ 29.11
	Dive Tank Non-Profit - Prime Hourly	$ 29.11
	Dive Tank Non-Profit - Non-Prime Hourly	$15.06
	1/2 Dive Tank Commercial - Prime Hourly	$43.20
	1/2 Dive Tank Commercial - Non-Prime Hourly	$22.11
	1/2 Dive Tank Private - Prime Hourly	$29.13
	1/2 Dive Tank Private - Non-Prime Hourly	$15.07
	1/2 Dive Tank Non-Profit - Prime Hourly	$15.07
	1/2 Dive Tank Non-Profit - Non-Prime Hourly	$8.05
	Lazy River - Commercial Prime Hourly	$836.77
	Lazy River - Commercial Non-Prime Hourly	$418.88
	Lazy River - Private Prime Hourly	$558.17
	Lazy River - Private Non-Prime Hourly	$279.59
	Lazy River - Non-Profit Prime Hourly	$279.59
	Lazy River - Non-Profit Non-Prime Hourly	$140.30
	Leisure Pool - Commercial Prime Hourly	$836.77
	Leisure Pool - Commercial Non-Prime Hourly	$418.88
	Leisure Pool - Private Prime Hourly	$558.17
	Leisure Pool - Private Non-Prime Hourly	$279.59
	Leisure Pool - Non-Profit Prime Hourly	$279.59
	Leisure Pool - Non-Profit Non-Prime Hourly	$140.30
Pacific Lagoon (ACC specific)	Shallow Tank 10m-12.5m - Commercial Prime Hourly	$85.33
	Shallow Tank 10m-12.5m - Commercial Non-Prime Hourly	$43.17
	Shallow Tank 10m-12.5m - Private Prime Hourly	$57.22
	Shallow Tank 10m-12.5m - Private Non-Prime Hourly	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Prime Hourly	$29.11
	Shallow Tank 10m-12.5m - Non-Profit Non-Prime Hourly	$15.06
	Pool Lane 10m-12.5m - Commercial Prime Hourly	$23.01
	Pool Lane 10m-12.5m - Commercial Non-Prime Hourly	$12.04
	Pool Lane 10m-12.5m - Private Prime Hourly	$15.65
	Pool Lane 10m-12.5m - Private Non-Prime Hourly	$8.36
	Pool Lane 10m-12.5m - Non-Profit Prime Hourly	$8.36
	Pool Lane 10m-12.5m - Non-Profit Non-Prime Hourly	$4.67
	Pool Lane 17.5m - Commercial Prime Hourly	$33.93
	Pool Lane 17.5m - Commercial Non-Prime Hourly	$17.50
	Pool Lane 17.5m - Private Prime Hourly	$22.96
	Pool Lane 17.5m - Private Non-Prime Hourly	$11.98
	Pool Lane 17.5m - Non-Profit Prime Hourly	$11.98
	Pool Lane 17.5m - Non-Profit Non-Prime Hourly	$6.51
	Pool Lane 25m - Commercial Prime Hourly	$45.03
	Pool Lane 25m - Commercial Non-Prime Hourly	$23.01
	Pool Lane 25m - Private Prime Hourly	$30.37
	Pool Lane 25m - Private Non-Prime Hourly	$15.65

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Pool Lane 25m - Non-Profit Prime Hourly	$15.65
	Pool Lane 25m - Non-Profit Non-Prime Hourly	$8.36
	Pool Lane 50m - Commercial Prime Hourly	$89.05
	Pool Lane 50m - Commercial Non-Prime Hourly	$45.02
	Pool Lane 50m - Private Prime Hourly	$59.68
	Pool Lane 50m - Private Non-Prime Hourly	$30.37
	Pool Lane 50m - Non-Profit Prime Hourly	$30.37
	Pool Lane 50m - Non-Profit Non-Prime Hourly	$15.65
	Tidal Pool with Video - Commercial Prime Hourly	$836.77
	Tidal Pool with Video - Commercial Non-Prime Hourly	$418.88
	Tidal Pool with Video - Private Prime Hourly	$558.17
	Tidal Pool with Video - Private Non-Prime Hourly	$279.59
	Tidal Pool with Video - Non-Profit Prime Hourly	$279.59
	Tidal Pool with Video - Non-Profit Non-Prime Hourly	$140.30
	Waterslides - Commercial Prime Hourly	$836.77
	Waterslides - Commercial Non-Prime Hourly	$418.88
	Waterslides - Private Prime Hourly	$558.17
	Waterslides - Private Non-Prime Hourly	$279.59
	Waterslides - Non-Profit Prime Hourly	$279.59
	Waterslides - Non-Profit Non-Prime Hourly	$140.30
	Wave Pool - Commercial Prime Hourly	$836.77
	Wave Pool - Commercial Non-Prime Hourly	$418.88
	Wave Pool - Private Prime Hourly	$558.17
	Wave Pool - Private Non-Prime Hourly	$279.59
	Wave Pool - Non-Profit Prime Hourly	$279.59
	Wave Pool - Non-Profit Non-Prime Hourly	$140.30
	Pool Beach Area - Commercial Prime Hourly	$88.93
	Pool Beach Area - Commercial Non-Prime Hourly	$44.97
	Pool Beach Area - Private Prime Hourly	$59.67
	Pool Beach Area - Private Non-Prime Hourly	$30.26
	Pool Beach Area - Non-Profit Prime Hourly	$30.26
	Pool Beach Area - Non-Profit Non-Prime Hourly	$15.70
	Full Waterpark area - Commercial Prime Hourly	$3,298.16
	Full Waterpark area - Commercial Non-Prime Hourly	$1,654.37
	Full Waterpark area - Private Prime Hourly	$2,202.40
	Full Waterpark area - Private Non-Prime Hourly	$1,106.36
	Full Waterpark area - Non-Profit Prime Hourly	$1,106.36
	Full Waterpark area - Non-Profit Non-Prime Hourly	$558.64
Arena Ice Rentals		
	Commercial - Prime Hourly	$535.31
	Commercial - Non-Prime Hourly	$309.26
	Private - Prime Hourly	$440.16
	Private - Non-Prime Hourly	$246.93
	Non-Profit - Prime Hourly	$166.12
	Non-Profit - Non-Prime Hourly	$101.13
	Junior Hockey Game/Practice - Season-Prime Hourly	$198.71
	Junior Hockey Game - Playoff-Prime Hourly,**plus $1.00 per person over first 500	$198.71

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Junior Hockey Practice - Season- Non-Prime Hourly	$115.67
Arena Dry Floor Rentals		
	Commercial - Prime Hourly	$209.30
	Commercial - Non-Prime Hourly	$125.98
	Private - Prime Hourly	$103.87
	Private - Non-Prime Hourly	$62.75
	Non-Profit - Prime Hourly	$54.42
	Non-Profit - Non-Prime Hourly	$33.05
	Senior "A" Lacrosse - Prime Hourly	$131.56
Curling Ice Rentals		
	Commercial - Prime Hourly/Sheet	$46.50
	Adult - Prime Hourly/Sheet	$40.37
	Youth - Prime Hourly/Sheet	$19.90
	Senior - Prime Hourly/Sheet	$21.89
	Commercial - Non-Prime Hourly/Sheet	$28.29
	Adult - Non-Prime Hourly/Sheet	$24.22
	Youth - Non-Prime Hourly/Sheet	$12.34
	Senior - Non-Prime Hourly/Sheet	$13.53
Curling Dry Floor Rentals		
	Commercial - Prime Hourly	$89.46
	Adult - Prime Hourly	$45.24
	Youth - Prime Hourly	$32.48
	Senior - Prime Hourly	$35.02
	Commercial - Non-Prime Hourly	$54.07
	Adult - Non-Prime Hourly	$27.53
	Youth - Non-Prime Hourly	$19.89
	Senior - Non-Prime Hourly	$21.42
Sports Box Class A1 GPC Rentals	Commercial Hourly	$170.66
Includes contribution to park asset replacement reserve fund.	Private Hourly	$99.95
	Adult Non-Profit Hourly	$59.00
	Youth Non-Profit Hourly	$30.77
Facility Rentals		
Aerobic Rooms		
	Aerobics Room - Commercial Hourly	$122.31
	Aerobics Room - Private Hourly	$81.87
	Aerobics Room - Non-Profit Hourly	$41.45
Gymnasiums		
	Gymnasium - Full - Double Gym Non-Prime Private Hourly	$108.38
	Gymnasium - Full - Double Gym Non-Prime Non-Profit Hourly	$54.69
	Gymnasium - Half - Single Gym Non-Prime Private Hourly	$54.69
	Gymnasium - Half - Single Gym Non-Prime Non-Profit Hourly	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Private Hourly	$27.85
	Gymnasium - Quarter - Half Gym Non-Prime Non-Profit Hourly	$14.42
	Gymnasium - Full - Double Gym - Prime Commercial Hourly	$323.14
	Gymnasium - Full - Double Gym - Prime Private Hourly	$215.75
	Gymnasium - Full - Double Gym - Prime Non-Profit Hourly	$108.38
	Gymnasium - Half - Single Gym - Prime Commercial Hourly	$162.07

RECREATION, ARTS AND CULTURE Fee Type	Description	Fees & Charges without tax
	Gymnasium - Half - Single Gym - Prime Private Hourly	$108.38
	Gymnasium - Half - Single Gym - Prime Non-Profit Hourly	$54.69
	Gymnasium - Quarter - Half Gym - Prime Private Hourly	$54.69
	Gymnasium - Quarter - Half Gym - Prime Non-Profit Hourly	$27.85
	Gymnasium - Elementary School - Commercial Hourly	$162.07
	Gymnasium - Elementary School - Private Hourly	$108.38
	Gymnasium - Elementary School - Non-Profit Hourly	$54.69
	Gymnasium - Middle School - Commercial Hourly	$180.28
	Gymnasium - Middle School - Private Hourly	$120.51
	Gymnasium - Middle School - Non-Profit Hourly	$60.76
Lobbies		
	Lobby - Commercial Hourly	$50.08
	Lobby - Private Hourly	$33.73
	Lobby - Non-Profit Hourly	$17.39
Facility Specific Rentals		
ACC Roof Deck	Roof Deck - capacity up to 60 - Commercial Hourly	$150.45
	Roof Deck - capacity up to 60 - Private Hourly	$100.63
	Roof Deck - capacity up to 60 - Non-Profit Hourly	$50.82
ACC Indoor Walking Track	Two Lanes - Commercial Hourly	$26.67
	Two Lanes - Private Hourly	$18.11
	Two Lanes - Non-Profit Hourly	$9.56
Multipurpose Room Rentals	Capacity up to 45 - Commercial Hourly	$50.08
	Capacity up to 45 - Private Hourly	$33.73
	Capacity up to 45 - Non-Profit Hourly	$17.39
	Capacity up to 80 - Commercial Hourly	$75.75
	Capacity up to 80 - Private Hourly	$50.84
	Capacity up to 80 - Non-Profit Hourly	$25.93
	Capacity up to 133 - Commercial Hourly	$87.62
	Capacity up to 133 - Private Hourly	$58.73
	Capacity up to 133 - Non-Profit Hourly	$29.89
George Preston Lower Lounge Rentals	Lower Lounge - Commercial Hourly	$50.08
	Lower Lounge - Private Hourly	$33.73
	Lower Lounge - Non-Profit Hourly	$17.39
George Preston Multipurpose Room Rentals	Multipurpose Room - capacity up to 133 - Commercial Use Booking Flat Rate (more than 8 hours)	$700.99
	Multipurpose Room - capacity up to 133 - Private Use Booking Flat Rate (more than 8 hours)	$469.85
	Multipurpose Room - capacity up to 133 - Non-Profit Use Booking Flat Rate (more than 8 hours)	$239.14

SCHEDULE 18. BUILDING PERMIT FEES
FEES AND CHARGES BYLAW 2007 NO. 4616
AMENDMENT BYLAW NO. 6111

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Refunds	No fees or part thereof paid to the Township shall be refunded if a start has been made on Construction. If no start has been made and if the Building Inspector so certifies, the Township may refund to the Owner or Agent with respect to an issued Permit. Refunds may only be requested within 2 years of date of Permit Issuance and will not be given unless a written request is received by the Building Inspector	A refund may be issued the amount of the Permit fee less $50.00 or 25% whichever is greater, to a maximum value of 50% of the Permit fee
Re-Inspections	Where any inspection carried out pursuant to this Bylaw discloses work not in compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, and a subsequent inspection is thereby made necessary. Where a Permit Holder fails to have the work inspected, accessible and ready at the time the inspection, has not requested cancellation of an otherwise already requested inspection prior to the commencement of the business day of the subject inspection, or because requirements outlined in the Township's Erosion and Sediment Control Bylaw are not in place, an additional fee for each subsequent call for inspection made necessary thereby may be charged	$165.00/inspection
Change of Owner or Registered Professional	In the event of a change of Owner or Registered Professional before Construction is complete, and providing no changes are proposed to the issued Permit, a valid Permit may be transferred upon payment of a recording fee for each Permit, or in the case of a change of Registered Professional, the above prescribed fee for each change of person. The new Permit Holder must become responsible for depositing with the Township any applicable bond or security amounts	$125.00/ permit
Renewals	Where a Permit has lapsed and the Building Inspector has established that the proposed work complies with the Building Code, the Langley Building Bylaw and all other applicable enactments including other Township bylaws, the Permit may be renewed on payment	$100.00

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Registered Professional Fee Reduction	Where appropriate Registered Professionals are retained by the Owner and provide Letters of Assurance for design and field review as specified in the Building Code; and the Township indicates in writing to the Owner that in issuing the Permit it is relying on the certification of the Registered Professionals; the Permit fee must be reduced for any one property. This reduction reflects the cost of the work that would otherwise be done by the Building Inspector to determine compliance with the Langley Building Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	Reduction of 2.5% for any one property
Alternative Solution Proposal Review	For the initial review of an alternative solution proposal for Part 9 Buildings . Is payable with each subsequent submission.	$400.00
	For the initial review of an alternative solution proposal for Part 3 Buildings. Is payable with each subsequent submission.	$500.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee for Part 9 Buildings is payable with each subsequent submission	$200.00
	If the initial alternative solution proposal is not acceptable or revisions are submitted, an additional fee Part 3 Buildings, is payable with each subsequent submission	$250.00
Change of Address	A fee must be paid in accordance with the Langley Building Numbering Bylaw, as amended, where an address change can be accommodated and the request is based on personal preference. In addition to this fee, where a valid Building Permit(s) exist and are active on the property that is the subject of the change of address request the fee is calculated based on each hour of staff time, minimum 1 hour.	$100.00/hour
Revision to Issued Building Permit Drawings	Fee is calculated based on each hour of staff time, minimum of 1 hour	$100.00/hour
Revisions Prior to Permit Issuance	Fee is calculated based on each hour of staff time, minimum of 1 hour for an application requiring less than 3, where an Owner or Agent requests revisions to a Permit Application or is required to make revisions where necessary to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township Bylaws	$100.00/hour

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	When a permit requires 3 or more revisions for an application	50% of permit fee
Demolitions	Where a Building or Structure or portion of a Building or Structure is to be demolished	$150.00
Inspection for Moving a Building or Structure	An application fee to move an existing Building or Structure onto a parcel of land within a 50km radius of the Site. Fees for inspections for greater distances will be evaluated on a individual basis	$150.00.
Title Search	When a title search is required by the Township to confirm ownership and all encumbrances on the property, to be paid at time of Permit Issuance	$30.00
Restrictive Covenant Detail	When title searches indicate further detailed restrictive covenant information is required to review the language of the encumbrances on the property in relation to a Permit Application. To be paid at time of Permit Issuance	$50.00/each detailed restrictive covenant
Liquor Licence Review	Review and approval of drawings and documents associated with a Liquor Licence application to the Liquor and Cannabis Regulation Branch	$125.00
Annual Document Filing Fee	An addiministration fee must be paid for the review, filing and follow-up related to Permits that require annual ongoing submission of documentation	$75.00
File Research Letter	Fees payable for a File Research Letter to provide a summary overview of a property based on existing Township of Langley historical Building Permit records, not inclusive of providing copies of documents per address or PID	
	For Single family and two family residential	$150.00
	For Multi-Family residential, Commercial, Industrial, and Institutional	$225.00
School Compliance Letter		$75.00
Driveway Review	For the review of an existing driveway(s) or proposed driveway(s) in conjunction with a Building Permit Application.	$150.00
Driveway Application Fee	Non-refundable application fee	$50.00
Driveway Permit Fee	Percentage of the driveway cost estimate in conjunction with a driveway permit	15% subject to a minimum fee of $300.00
Strata Conversion Inspection Fee	Fee required for inspection to confirm strata conversion	$165.00
Building Permit Fees	In accourdance with the Valuation Schedule the fees payable for issuance of a permit	
	A minimum Building Permit fee	$100.00

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For work the valulation of which is not more than $1,000.00.	$52.50
	For each additional $1,000.00 or fraction thereof up to and $50,000.	$9.75
	For each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $1,000,000.00.	$10.00
	For each additional $1,000.00 or fraction thereof in excess of $1,000,000.00.	$9.50
Valuation Schedule	For the purpose of assessing the Building Permit fee, the Construction value shall be determined as:	
	Main Storey	$1,220.00 per m2
	Other Storey Finished	$1,120.00 per m2
	Other Store Unfinished	$385.00 per m2
	Basement Finished	$1050.00 per m2
	Basement Unfinished	$345.00 per m2
	Basement Finish / Secondary Suite	$1,220.00 per m2
	Secondary Suite Conversion	$345.00 per m2
	Secondary Suite Above Grade	$345.00 per m2
	Finishing a storey	$700.00 per m2
	Finishing a basement	$700.00 per m2
	Renovation of existing dwelling	$545.00 per m2
	New Foundation	$400.00 per m2
	Garage or Closed Accessory	$450.00 per m2
	Carport or Open Accessory	$200.00 per m2
	Greenhouses (Glass)	$200.00 per m2
	Greenhouses (Fiberglass)	$130.00 per m2
	Greenhouses (Plastic)	$100.00 per m2
	Wood burning chimneys, Stove, Insert, or Fireplace	$10,000.00 per flu
	Gas/Electric Fireplaces	$4,000.00 each
	For all other classes of Buildings and Structures, the Marshall & Swift Valuation Plan will be used to establish the valuation in accordance with Township Policy No. 07-405	
Plumbing Permit Fees	For the installation of each of the first two plumbing fixtures	$28.75
	For each additional fixture	$20.75/fixture
	For the installation of each sump, catch basin, manhole, interceptor	$30.25
	For the installation of each of the first two fire sprinkler heads	$30.00
	For each additional head	$1.60/head
	For the installation of any fireline main valve	$87.25

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For the installation of a Siamese Connection	$57.00
	For 30 m of water & sewer line of 100 mm	$43.50
	For each additional 30 m or part thereof over 100 mm	$21.00
	For the connection to a septic tank/field, sanitary sewer, or water connection	$75.25
	For the installation of each testable backflow prevention device	$58.00
	Minimum Plumbing or Fire Sprinkler Permit	$100.00
	For the installation of a new or conversion to a single family solar system	$150.00
Sign Permit Fees	For the purpose of assessing Permit fees for a Sign Permit, the contract price value for the proposed sign will be used and applied to Building Permit Fees in determining the Permit fee	
	Minimum Sign Permit	$100.00
	For changing of a copy in an existing sign	$46.50
Change of Use	For a Permit to change the occupancy or use of a Building or Structure	$225.00
	Where the change of use requires review time beyond one hour of staff time to determine compliance with this Bylaw, the Building Code and all other applicable enactments including other Township bylaws, a fee calculated based upon staff time must also be paid in addition to the above prescribed change of use fee	$100/hr
File Records	To assist in the cost of preparing permanent digital records of Construction, fees shall be determined as follows utilizing a Construction value as determined in accordance with the valuation schedule	
	For all new single family dwellings, 0.025% of Construction Value	Minimum of $53.75 and a maximum of $107.75
	For all new and or additions of commercial, industrial, institutional and multi-family projects, 0.025% of the Construction value	Minimum of $215.25 and a maximum of $322.75
	For all miscellaneous Permits such as single family additions, accessory, agricultural, sign, plumbing, fire sprinkler, irrigation, tenant improvement Permits, etc, 0.015% of the Construction value	Minimum of $32.25 and a maximum of $107.75

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Bond Processing Fee	A processing fee for any bond or security amounts as required by the Langley Building Bylaw is required for single family dwellings where submitted in the form of cash or cheque. This is a non-refundable fee	$75.00
	For Buildings and Structures, all new and/or additions of commercial, industrial, institutional and multi-family projects where submitted in the form of an irrevocable letter of credit, with both payable at time of Permit Issuance. This is a non-refundable fee	$150.00
Administration Fee	An administration fee must be applied on each occasion the Township requires Township Property to be cleaned due to sediment, debris, or other deleterious material being tracked onto the roads or sidewalks from Construction; for the process of cancellation of a Permit; for the transfer of a Permit to a new Permit Holder and for similar clerical administration work that the Building Inspector deems a fee is required. This is a non-refundable fee	$75.00
Development Review Fees		
Development Engineering	To assist in the cost of reviewing Site services, lot grading, and stormwater management, where civil drawings are required as part of a Building Permit application, a non-refundable Site plan review fee is required to be paid in the amount of:	
	For commercial, industrial, institutional and multi-family projects, 0.35% of the Construction value	subject to a minimum of $600.00 and a maximum of $9,500.00
	For single family dwelling and agricultural projects, 0.055% of the Construction value	subject to a minimum of $150.00 and a maximum of $400.00
Streamside Protection	To assist in the cost of coordinating implementation of the provincial Riparian Areas Protection Regulation (as amended), or, Schedule 3 (“Development Permit Areas: Streamside Protection and Enhancement”) of the Langley Official Community Plan Bylaw 1979 No. 1842 a review fee is required where a Building Permit Application requires submission of an assessment in conjunction with either of the above noted legislative requirements	$250.00

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
Protective Services	To assist in the cost of review where the Fire Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a multi-family, commercial, industrial, or institutional project, a fee is required to be paid	
	For multi-family projects Part 9 residential	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	$750.00/permit
Final Lot Grading Bond	To ensure that the works and services for individual lots is completed in accordance with the accepted plans, a final lot grading bond will be provided at the time of Permit Issuance. The final lot grading bond will be released once the project has received an accepted final inspection	$3,500.00
Moving of Buildings Administration and Security Deposit	Where a Building or Structure is moved in accordance with the provisions of the Langley Building Bylaw, a fee is required to be submitted to conduct the process	$300.00
	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$5,000.00
Second Dwelling Security Deposit	A security deposit in the form acceptable to the Township is required at time of Permit Issuance to ensure the Building or Structure is fully completed and an accepted final inspection is obtained within 6 months from the date of the Permit Issuance	$25,000.00
Damage and Compliance Bond	In addition to any other fee payable pursuant to the Langley Building Bylaw, where the Construction Site is served by any street upon which there is a sidewalk, curb and gutter, drainage swale, municipal ditch, street light, street tree, storm sewer, sanitary sewer, water service, or a combination of any of these, either existing or required to be completed prior to final inspection and acceptance of the property, the Owner or Agent for a Permit must at the time of Permit Issuance, deposit a damage and compliance bond with the Township	

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For each single family residential unit where the Construction Site fronts a street where a sidewalk or curb and gutter are located	$3,000.00/unit
	For each single family residential unit where the Construction Site does not front a street where a sidewalk or curb and gutter are located	$1,500.00/unit
	For Buildings or Structures that are mobile homes, accessory, additions less than 90 square meters in Building area, swimming pools, signs, or other Buildings or Structures where the Building Inspector deems the proposed works are applicable at this damage and compliance bond rate	$500.00
	For other than single family residential development amount per meter of Site frontage	$150.00/meter to a maximum of $22,500.00
Energy Efficiency Performance Bond	To ensure that energy efficiency works related to each Part 9 dwelling unit are completed in accordance with the required Step of the Energy Step Code as specified in Section 7.5 of the Langley Building Bylaw, an energy efficiency performance bond per dwelling unit, to a maximum per Building Permit or project, will be provided at the time of Permit Issuance. The energy efficiency performance bond will be released once it has been verified that the project has been constructed to achieve the energy efficiency performance level in accordance with the required Step of the Energy Step Code as outlined in the Building Code, and has received an accepted final inspection	$2,500.00/dwelling unit to a maximum of $25,000.00
Green Building Rebate Program	A rebate fee that is issued upon completion of Construction for an Eligible Dwelling Unit where a portion of the original Permit fee is returned to the Permit Holder. Green Building Permit Rebates shall be in the amount specified as follows, except for end units, those being dwelling units located physically at each end of a row in a multiple unit building (maximum two per building) that reach a performance level as indicated shall receive an amount 25% more than as specified below for non end units:	

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For a new single family dwelling as designatedin the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of Energy Code, or Passive House Certification	$1,500.00 Step 5
	For each new dwelling unit forming part of a two family dwelling, townhouse, rowhouse, or manorhome as designated in the Township of Langley Zoning Bylaw as amended where constructed to a minimum level of Step 5 of the Energy Step Code, or Passive House certification	$500.00 Step 5
	For each existing single family dwelling where the Building is altered, added to, or renovated where the annual energy consumption rating of the Building is reduced from its pre-existing level by more than 10 gigajoules per year (GJ/year), $15 per GJ/year of the net difference in anticipated annual energy consumption savings calculated between the pre-existing and post construction EnerGuide assessments, to a maximum Green Building Permit Rebate value	$750.00
Sustainable Construction Fee	A fee payable at time of Permit Issuance applicable to all classes of Buildings and Structures as well as alterations, additions, and renovations of single family dwellings. The Sustainable Construction fee is payable at the time of permit issuance	
	For new dwelling units where the valuation of which is not more than $1,000.00	$0.95
	For new dwelling units for each additional $1,000.00 or fraction thereof up to and including $50,000.00	$0.50
	For new dwelling units for each additional $1,000.00 or fraction thereof in excess of $50,000.00 up to and including $500,000.00	$0.35
	For new dwelling units for each additional $1,000.00 or faction thereof in excess of $500,000.00	$0.12
Energy Documentation Review	To assist in the cost of review where the Building Energy Department is involved in the process of either plan review or is required to perform an inspection(s) in order to determine compliance with a single family dwelling, multi-family, commercial, industrial, or institutional project, a fee is required	

BUILDING PERMIT FEE Fee Type	Description	Fees & Charges without tax
	For single family dwellings	$200.00/permit
	For multi-family projects Part 9 residential	$250.00/permit
	For commercial, industrial, institutional, or Part 3 residential	$500.00/permit
	If the initial submission is not acceptable and additional revisions are submitted, an additional fee is required and is required with each subsequent submission	$100/permit for Part 9 Buildings $250.00/permit for Part 3 Buildings

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

ADMENDMENT BYLAW NO. 6099

EXPLANATORY NOTE

Bylaw No. 6099 amends the Langley Building Bylaw 2008 No. 4642 as amended, to remove fees from existing Appendix A, now consolidated within Langley Fees and Charges Bylaw 2007 No. 4616. In addition, the proposed amendment includes housekeeping changes and replacing existing “Appendix A” with new” Appendix A” as attached to this bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

ADMENDMENT BYLAW NO. 6099

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 Building Bylaw 2008 No. 4642 Amendment Bylaw 2025 No. 6099”.

2. The “Langley Building Bylaw 2008 No. 4642” as amended is further amended as follows:

   a.) Remove fees from existing “Appendix A” now consolidated within the Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

   b.) Replace the text “Appendix A” with the text “Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended or replaced from time to time” in the following sections:

   2.0
   5.2 d)
   5.3 c)
   5.11 e) f) h)
   9.3 d)
   11.3
   13.6
   13.9
   14.2

   c.) Replace existing “Appendix A” with new “Appendix A” as attached to this bylaw.

READ A FIRST TIME the	day of	, 2025
READ A SECOND TIME the	day of	, 2025
READ A THIRD TIME the	day of	, 2025
ADOPTED the	day of	, 2025

_____ Mayor _____ Township Clerk

CORPORATION OF THE TOWNSHIP OF LANGLEY

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY BUILDING BYLAW 2008 NO. 4642

APPENDIX "A"

1.0 GENERAL

a) **WORK WITHOUT PERMIT** - If any Construction for which a Permit is required under this Bylaw begins before Permit Issuance has occurred, the fee payable as determined in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 may be doubled.

b) **WORK CONCEALED PRIOR TO INSPECTION** - If any work for which a Permit has been issued under this Bylaw that has been covered up, completed, or performed without an inspection being accepted, a fee of double the value prescribed in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 must be paid for each inspection required where works have been concealed as the Building Inspector deems appropriate prior to the next inspection.

2.0 LANDSCAPE BOND

To ensure that landscape works for constructed projects is completed in accordance with the accepted plans, a landscape bond in the amount of the approved landscape estimate will be provided at the time of Permit Issuance. The landscape bond will be released once the work has been approved by the Township.

3.0 DAMAGE AND COMPLIANCE BOND

a) Damage and compliance bonds collected must be in the form of cash or cheque for the first $5,000.00. Monies in excess of $5,000.00 may be collected in the form of an irrevocable letter of credit.

b) These damage and compliance bonds may be applied by the Township in payment of any costs or expenses which may be incurred by the Township in repairing, installing or replacing Township Properties which are damaged during, and such damage is attributable to, the carrying out or Construction of the works authorized by the said Permit or which are incidental to such works; or, for clearing any debris, materials, dirt, chattels or equipment which has accumulated on any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance as a result of work carried out in connection with the said Permit.

c) The damage and compliance bond will be returned to the Permit Holder after:

i) a final inspection has been accepted by the Building Inspector,

ii) the Building Inspector has ascertained either that no damage has occurred or that if any damage to Township Property has occurred, the said damage has been repaired or corrected to the satisfaction of the Building Inspector, and

iii) where a development permit has been issued for the Site in conjunction with the Construction included as part of the subject Permit as part of this Bylaw, verification from a Registered Professional or other appropriate industry authority that the Construction works have been completed in substantial conformance with the conditions listed as part of the development permit.

d) The Building Inspector must inspect Township Properties adjacent to the Construction Site after final inspection and acceptance of Construction. Any damage to Township Properties caused directly or indirectly by the Construction related to the Permit not repaired or corrected at the date of such inspection, must be recorded, and the Owner or Agent must be required to repair or correct the damage within 45 days from the date of notification. Failure to repair or correct the damage within the said 45 days, must result in the forfeiture of the full amount of the damage and compliance bond, which will be used by the Township to complete the repairs, and the Permit Holder must have no further claim upon the damage and compliance bond or any part thereof. The Township must, at its convenience, complete the necessary repairs and the full cost of the repairs must be taken from the damage and compliance bond. Should the damage and compliance bond be more than the cost of the repairs the remainder will be returned to the Owner or Agent. Should the cost of the repairs be more than the damage and compliance bond, the Owner or Agent of the property for which the Permit has been issued will be required to pay those costs exceeding the damage and compliance bond. If the costs are not paid they may be added to, and collected in the same manner as taxes.

e) Where during the course of Construction the Building Inspector, discovers that any street, road, avenue, alley, sidewalk, boulevard or any part of a road allowance is obstructed by debris, materials, dirt, chattels or equipment of the Owner or his Agent, he or she will have debris, material dirt, chattels or equipment cleaned up without notice and all costs deducted from the deposited cash, cheque, or irrevocable letter of credit provided by the Owner or Agent. The Owner or Agent will then be required to deposit sufficient money to return the damage and compliance bond to its original amount.

f) Forfeiture of damage and compliance bond moneys in no way relieves the Owner or Agent of responsibility for the total cost of repair or correction should the cost exceed the damage and compliance bond money.

g) The Owner or Agent is responsible for making an inspection of all Township Properties adjacent to the Site and must submit a report, with photographs attached, of any existing damage, to the Township Engineer, prior to

commencing Construction. All damage at final inspections will be assumed to be caused by the Owner or Agent, unless reported as outlined above.

4.0 GREEN BUILDING PERMIT REBATE PROGRAM

A) For the purpose of this Section, the following definitions apply:

1. "**Eligible Dwelling Unit**" means Construction of a new Part 9 dwelling unit less than 600m^2 in Building area, or alteration, addition, or renovation of an existing Part 9 dwelling unit where a Permit Application is submitted on or after January 1, 2014, and upon completion of Construction achieves an efficiency rating, to a performance level of:

   a) for a new dwelling unit to a minimum level of Step 5 of the Energy Step Code, or Passive House certification, as outlined in the BC Building Code for a single family dwelling unit, two family dwellings, townhouses, rowhouses, or manorhomes, or

   b) for an existing single family dwelling where the Building is altered, added to, or renovated, and upon its completion, where the annual energy consumption rating of the Building, electric base loads excluded from the comparison, is reduced from its pre-existing level as established by the EnerGuide Rating System.

B) The Green Building Permit Rebate fee as prescribed in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 may be issued for an Eligible Dwelling Unit when the Permit Holder has provided to the satisfaction of the Building Inspector within 90 days of receiving an accepted final inspection notice:

   a) the program enrollment form,

   b) confirmation from a Certified Energy Advisor that a pre-construction energy efficiency evaluation was conducted for the Eligible Dwelling Unit (P or D file),

   c) verification from a Certified Energy Advisor that Construction has achieved the applicable level of performance as specified in the Energy Step Code for consideration as an Eligible Dwelling Unit as described in Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 in the form of an Energy Efficiency evaluation report (N or E file),

   d) verification that the Eligible Dwelling Unit information file has been submitted and accepted to National Resource Canada's EnerGuide for Houses database, and

   e) in the absence of b), c) or d) above, confirmation of Passive House certification, and

   f) the program rebate submission form.

C) Entitlement to receive a Green Building Permit Rebate under Schedule 18 of the Fees and Charges Bylaw 2007 No. 4616 shall in no way relieve the Owner from full responsibility for carrying out Construction, or having the Construction carried out, in accordance with the requirements of the Building Code, this Bylaw and all other applicable enactments including other Township bylaws.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(NORTH ARC PROPERTIES 200TH STREET INC.)

BYLAW NO. 6083

EXPLANATORY NOTE

Bylaw No. 6083 authorizes the execution of a Development Works Agreement between the Township of Langley and North Arc Properties 200th Street Inc. for the provision of Drainage Works in the Latimer and Carvolth Neighbourhood Plan area of the Township of Langley and the imposition of a charge on the owners of parcels of land within the specified area benefiting from the said works.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DRAINAGE DEVELOPMENT WORKS AGREEMENT

(NORTH ARC PROPERTIES 200TH STREET INC.)

BYLAW NO. 6083

A Bylaw to enter into a development works agreement.

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 “Drainage Development Works Agreement (North Arc Properties 200th Street Inc.) Bylaw No. 6083”.

2. Appendix “A” is a copy of the development works agreement.

3. If any section, subsection, sentence, clause or phrase of the Bylaw is for any reason held invalid by a court of competent jurisdiction, the invalid portion shall be severed and the holding invalidity shall not affect the validity of the remainder of the Bylaw.

4. The Township enters into, and Mayor and Corporate Officer are authorized to, execute that certain form of development works agreement attached to and forming part of this bylaw as Appendix “A”.

5. This Bylaw is repealed 15 years after the date of its adoption.

READ A FIRST TIME the	03	day of	February	, 2025
READ A SECOND TIME the	03	day of	February	, 2025
READ A THIRD TIME the	03	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

APPENDIX A TO BYLAW NO. 6083

DEVELOPMENT WORKS AGREEMENT
FOR DRAINAGE WORKS

Project # 08-27-0066

THIS AGREEMENT dated for reference the _____ day of _____, 2025

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the Municipal Act of the Province of British Columbia and having its offices at 20338 – 65 Avenue, Langley, BC. V2Y 3J1

(the "Township")

OF THE FIRST PART

AND:

NORTH ARC PROPERTIES 200TH STREET INC., a corporate body, duly incorporated under the laws of the Province of British Columbia, having its place of business at 205 - 2626 Croydon Drive, Surrey BC. V3Z 0S8

(the "Developer")

OF THE SECOND PART

A. WHEREAS real property within a drainage catchment area of the Carvolth Neighbourhood Plan is identified in Schedules "A" and “B” attached hereto.

B. AND WHEREAS a storm sewer and related appurtenances as described in Schedule "C" attached hereto is required to be constructed for the development of lands owned by the Developer within the Benefiting Area.

C. AND WHEREAS the Works are not currently scheduled for construction by the Township.

D. AND WHEREAS certain portions of the Works are included within the Township’s Development Cost Charge program.

E. AND WHEREAS the Developer has agreed to construct the Works.

F. AND WHEREAS the Works may benefit the development of other lands within the Benefiting Area.

G. AND WHEREAS Section 570 of the Act authorizes the Township to enter into an agreement with the Developer for the provision of the Works and the allocation of all or part of the cost to construct the Works amongst lands within the Benefiting Area.

H. AND WHEREAS Section 565 of the Act states:

"(3) "Despite a development cost charge bylaw, if a work required to be provided under a development works agreement under section 570 (2) [municipal agreements with private developers] is included in the calculations used to determine the amount of a development cost charge, the applicable amount calculated under subsection (4) or (5) is to be deducted from the development cost charge that would otherwise be payable for that class of work."

(4) For a development cost charge payable by a developer for a work provided by the developer under the agreement, the amount deducted under subsection (3) is to be calculated as

(a) the cost of the work

less

(b) the amount to be paid by the municipality to the developer under section 570 (3) (b), other than an amount that is an interest portion under section 570 (6) (c).

(5) For a development cost charge payable by a person other than the developer referred to in subsection (4), the amount deducted under subsection (3) is to be calculated as

(a) the amount charged under section 570 (2) (b) to the owner of the property

less

(b) any interest portion of that charge under section 570 (6) (c)."

I. AND WHEREAS the Township and the Developer have entered into this Agreement to provide for the construction of the Works, the allocation of the costs thereof throughout the Benefiting Area and the collection and remittance of the Specified Charges imposed pursuant to the Development Works Agreement Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of ONE $1.00 DOLLAR of lawful money of Canada and other good and valuable consideration now paid by each of the parties hereto, to each of the other parties hereto, the receipt whereof is hereby acknowledged, the parties hereto hereby covenant, promise and agree with each other as follows:

1. DEFINITIONS

In this Agreement and in the recital above:

"**Act**" means the Local Government Act, R.S.B.C. 2015, Chapter 1, as revised, re-enacted or consolidated from time to time and any successor statute;

"**Actual Capital Cost of the Works**" means the actual Capital Cost of the Works as described in Section 4(d);

"**Agreement**" means this agreement and all Schedules attached hereto, which form part of the agreement;

"**Benefiting Area**" means the real property described in Schedule "A" attached hereto;

"**Benefiting Parcel**" means the parcels of land situated in the Benefiting Area as of the date of this Agreement and described in Schedule "A" and any subdivided portion thereof;

"**Capital Cost**" means the cost to design, engineer and construct the Works excluding Goods and Services Tax;

"**Council**" means the elected Council of the Township;

"**DCC Drainage**" means that portion of the Works which is included in the Township's DCC program ($2,764,758);

"**Developer**" means North Arc Properties 200th Street Inc.;

"**Development Cost Charge**" and "**DCC**" means a charge imposed pursuant to the Township's Development Cost Charge Bylaw;

"**Development Cost Charge Bylaw**" means the Township's Development Cost Charge Bylaw No. 5897, enacted by the Township under the Act as revised, re-enacted or consolidated from time to time and any successor bylaws;

"**Development Works Agreement Bylaw**" means Bylaw No. 6083, enacted by the Township under the Act as such bylaw is revised, re-enacted or consolidated from time to time;

"**Director of Community Development**" means the Director of Community Development for the Township, or their designate;

"**Estimated Cost of the Works**" means the estimated Capital Cost of the Works for Bylaw No. 6083 ($18,190,374.25);

"**Owner**" and "**Owners**" means each of the registered owners from time to time of a Benefiting Parcel;

"**Servicing Agreement**" means a servicing agreement in form and substance acceptable to the Director of Community Development executed by the Developer with respect to the construction and provision of the Works;

"**Specified Charge**" means $1,750,724.17 per Net Developable Hectare for each Benefiting Parcel located within the Benefiting Area, plus interest calculated in accordance with Section 5;

"**Term**" means the period of time that this Agreement is in effect as specified in Section 6;

"**Works**" means the Drainage Works including the DCC portion and related appurtenances described in Schedule "C".

2. AREA SUBJECT OF AGREEMENT

The Benefiting Area is the subject of this Agreement.

3. CONSTRUCTION OF DRAINAGE

The Developer shall, at its sole cost and expense, construct and provide the Works in accordance with the Servicing Agreement.

4. DRAINAGE COSTS

(a) Upon development of a Benefiting Parcel during the Term, the Owner of that Benefiting Parcel shall pay to the Township the Specified Charge payable with respect to that development;

(b) The Specified Charge shall be payable to Township in accordance with the terms of the Development Works Agreement Bylaw;

(c) If a Specified Charge is payable, Council, an Approving Officer, a building inspector or other municipal authority may, but is not obligated to, approve a subdivision plan, strata plan, building permit, development permit, development variance permit or zoning bylaw necessary for the development of a Benefiting Parcel, or do any other thing necessary for the development of a Benefiting Parcel until the Specified Charge has been paid;

(d) After completion of the construction of the Works and in accordance with the Servicing Agreement and to the satisfaction of the Director of Community Development, the Developer’s engineer or an engineer appointed by the Township shall calculate and submit to the Director of Community Development for approval, the Actual Capital Cost of the Works.

(e) The Township is not responsible for financing any part of the design or construction of the Works;

(f) In consideration of the satisfactory completion of the construction of the Works by the Developer, to the acceptance of the Director of Community Development without incurring any cost to the Township, the Township agrees to collect from each Owner of a Benefiting Parcel the Specified Charges levied in accordance with the terms of the Development Works Agreement Bylaw;

(g) Subsequent to the completion of the construction of the Works in accordance with the Servicing Agreement to the acceptance of the Director of Community Development and the approval of the Actual Capital Cost of the Works, the Township shall pay to the Developer, at the beginning of the next calendar year and each calendar year thereafter, the Specified Charges collected from the previous year in respect of the development of Benefiting Parcels. The Township, at its sole discretion, may make partial payments at any time during a calendar year. The Township shall have no further obligation to the Developer to make any other payment pursuant to this Agreement. The Developer agrees that any interest earned by the Township on Specified Charges from the date of their collection to the date of their payment to the Developer shall be retained by the Township in consideration of the Township costs of administering this Agreement. If the said payments are returned to the Township unclaimed by the Developer and if the Township is unable to locate the Developer after all reasonable efforts, then the Township shall hold all monies collected until the expiry of this Agreement. After the expiry of this Agreement, all such unclaimed funds shall be retained forever by the Township; and

(h) In the event of the assignment or transfer of the rights of the Developer under Section 4(g), the Township shall pay any benefits accruing thereunder, after notice, to such successor of the Developer as the Township, in its judgment, deems entitled to such benefits; and in the event of conflicting demands being made upon the Township for benefits accruing under this Agreement, then the Township may at its option commence an action in interpleader joining any party claiming rights under this Agreement, or other parties which the Township believes to be necessary or proper, and the Township shall be discharged from further liability upon payment to the person or persons whom any court having jurisdiction of such interpleader action shall determine, and in such action the Township shall be entitled to recover its legal fees and costs, which fees and costs shall constitute a lien upon all funds accrued or accruing pursuant to this Agreement.

5. INTEREST

(a) Interest will be calculated from the later of the date the construction of the Works is completed and one year after the adoption of this bylaw to the date the Specified Charge is paid at a rate of 7.45% per annum calculated annually in advance.

6. TERM

(a) The term of this Agreement shall commence upon the adoption of the Development Works Agreement Bylaw and shall expire on the earlier of:

i) fifteen (15) years from the date of the adoption of the Development Works Agreement Bylaw; and
ii) upon the Developer receiving the maximum Specified Charges imposed upon the Benefiting Area pursuant to the Development Works Agreement Bylaw;

(b) The Developer covenants and agrees that no Specified Charges shall be due and payable to the Developer subsequent to the expiration of the Term.

The benefits and obligations of this Agreement shall come into force upon the adoption of the Development Works Agreement Bylaw.

7. LATECOMER CHARGES

(a) The Developer covenants and agrees that it will not apply for nor enter into any latecomer agreements with the Township with respect to the Works and the Developer hereby releases and discharges the Township, its officers, employees, servants and agents and covenants and agrees to indemnify and save harmless the Township, its officers, employees, servants and agents from and against all damages, losses, costs, actions, causes of action, claims, demands and expenses (including legal fees and litigation) which may arise or accrue to any person, firm or corporation against the Township, its officers, employees, servants and agents for which the Township, its officers, employees, servants and agents may pay, incur, sustain or be put to by reason of the application of Section 507 of the Local Government Act as amended from time to time to the Works.

8. INDEMNITY

The Developer covenants and agrees to indemnify and save harmless the Township against:

(a) all actions and proceedings, costs, damages, expenses, claims and demands whatsoever and by whomsoever brought by reason of the construction, installation, maintenance or repair of the Works; and

(b) all expenses and costs which may be incurred by reason of the construction, installation, maintenance or repair of the Works.

9. MUNICIPAL COSTS

The Developer shall pay to the Township, by cash or bank draft, prior to the Township executing this Agreement, a fee of $15,000 for the preparation, registration and administration of this Agreement.

10. NOTICES

(a) Any notice, demand, acceptance or request required to be given hereunder in writing shall be deemed to be given if either personally delivered or mailed by registered mail, postage prepaid (at any time other than during a general discontinuance of postal services due to a strike, lockout or otherwise) and addressed to the Developer at the following address:

North Arc Properties 200th Street Inc.
205 - 2626 Croydon Drive
Surrey BC. V3Z 0S8

and to the Township as follows:

The Corporation of the Township of Langley
20338 – 65 Avenue
Langley, BC. V2Y 3J1
Attention: Manager of Development Engineering

Or such change of address as the Township has, by written notification, forwarded to the other parties.

(b) Any notice shall be deemed to have been given to and received by the party to which it is addressed:

i) if delivered, on the date of delivery; or
ii) if mailed, then on the fifth (5^{th}) day after the mailing thereof.

11. BINDING ON SUCCESSORS

(a) It is hereby agreed by and between the parties hereto that this Agreement shall be enforceable by and against the parties, their successors and assigns.

(b) The Developer shall not assign or transfer their interest in this Agreement without the prior written consent of the Township which consent may be arbitrarily withheld.

12. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof and supersedes any prior Agreements, undertakings, declarations or representations, written or verbal, in respect thereof.

13. LAWS OF BRITISH COLUMBIA

This Agreement shall be interpreted under and is governed by the applicable laws of Canada and the Province of British Columbia.

14. SCHEDULES

The Schedules attached hereto, which form part of this Agreement, are as follows:

(a) Schedule "A" – List of Benefiting Parcels
(b) Schedule "B" – Map of Benefiting Area
(c) Schedule “C” – Description of the Works

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first above written.

FOR CORPORATE BODY

SIGNED BY:)
)
_____)
)
In the presence of:)
(witness):)
Signature _____)
Name _____)
Address _____)
Occupation _____)

FOR THE CORPORATION OF THE TOWNSHIP OF LANGLEY

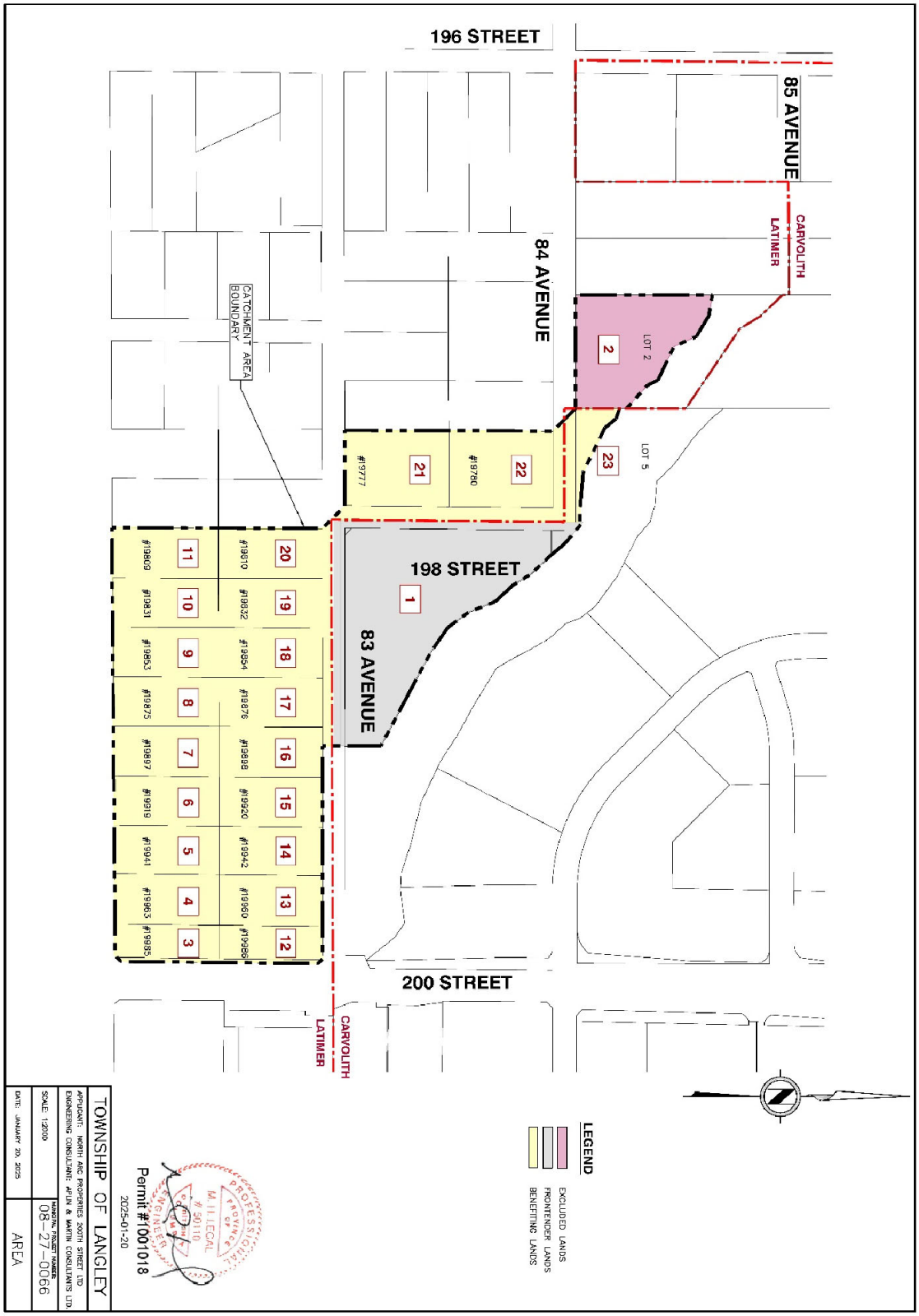
SIGNED BY DIRECTOR, COMMUNITY DEVELOPMENT)
For and on behalf of)
THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
DIRECTOR, COMMUNITY DEVELOPMENT)
)
SIGNED BY TOWNSHIP CLERK)
For and on behalf of)
THE CORPORATION OF THE TOWNSHIP OF LANGLEY)
)
_____)
TOWNSHIP CLERK)
)
In the presence of:)
(as to both Township signatures))
)
_____)
Name:)
Address:)
Occupation:)

SCHEDULE "A"
LIST OF BENEFITING PARCELS

Map ID	Folio	Civic Address	Short Legal	Net Dev. Area (Ha.)
1	0759429004	8393 200 ST	LT 54, SEC 27, TWP 8, NWD, PL NWP43766	1.97
2	0769513091	84 AVE	LT 2, SEC 27, TWP 8, NWD, PL EPP92489	0.00
3	0765019043	19985 82 AVE	LT B, SEC 27, TWP 8, NWD, PL BCP33588	0.27
4	0183022008	19963 82 AVE	LT 95, SEC 27, TWP 8, NWD, PL NWP55964	0.40
5	0182616002	19941 82 AVE	LT 59, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
6	0182615003	19919 82 AVE	LT 58, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
7	0182613005	19897 82 AVE	LT 51, SEC 27, TWP 8, NWD, PL NWP2506	0.41
8	0182612006	19875 82 AVE	LT 50, SEC 27, TWP 8, NWD, PL NWP2506	0.41
9	0186811113	19853 82 AVE	LT 43, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
10	0182534001	19831 82 AVE	LT 42, SEC 27, TWP 8, NWD, PL NWP2506	0.41
11	0182532003	19809 82 AVE	LT 35, SEC 27, TWP 8, NWD, PL NWP2506	0.41
12	0765019034	19986 83 AVE	LT A, SEC 27, TWP 8, NWD, PL BCP33588	0.27
13	0183023007	19960 83 AVE	LT 96, SEC 27, TWP 8, NWD, PL NWP55964	0.40
14	0182617001	19942 83 AVE	LT 60, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
15	0182614004	19920 83 AVE	LT 57, SEC 27, TWP 8, NWD, PL NWP2506	0.40

Map ID	Folio	Civic Address	Short Legal	Net Dev. Area (Ha.)
16	0187611113	19898 83 AVE	LT 52, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
17	0182611114	19876 83 AVE	LT 49, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
18	0182535000	19854 83 AVE	LT 44, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
19	0182533002	19832 83 AVE	LT 41, SEC 27, TWP 8, NWD, PL NWPNWP2506	0.40
20	0186011111	19810 83 AVE	LT 36, SEC 27, TWP 8, NWD, PL NWP2506, PRT SE 1/4	0.40
21	0185411119	19777 83 AVE	LT 84, SEC 27, TWP 8, NWD, PL NWP43765	0.62
22	0185311110	19780 84 AVE	LT 83, SEC 27, TWP 8, NWD, PL NWP43765, PRT	0.62
23	0760225017	84 AVE	LT 5, SEC 27, TWP 08, NWD, PL BCP17934	0.15

SCHEDULE "B"
MAP OF BENEFITING AREA



SCHEDULE "C"
DESCRIPTION OF THE WORKS

Construction of a community stormwater detention facility with a volume capacity of approximately 7,090 cubic metres covering a land area of approximately 0.9 hectares (2.23 acres) with related stormwater main, manholes, and other appurtenances, including a 2.5m x 4.4m x 4.0m flow control structure, 34 linear metres of 900mm diameter and 67 linear metres of 750mm diameter storm sewers having an estimate cost of approximately $18 million (including land).

Applicable DCC Project ID Number from Development Cost Charge Bylaw No. 5897 related to the works is as follows:

DCC Project ID Number	Description
23 D 050	Pond
23 D 051	Storm Sewer

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2025 – 2029 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 6105

EXPLANATORY NOTE

The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 authorizes the expenditure of funds for the Municipality. The Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105 is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 15, 2025.

An expenditure that is not provided for in the 2025 - 2029 Five-Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2025 - 2029 FIVE-YEAR FINANCIAL PLAN BYLAW NO. 6105

A bylaw to establish the Five-Year Financial Plan from 2025 to 2029.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five-Year Financial Plan prior to approval of the Tax Rates Bylaw and May 15, 2025:

NOW THEREFORE, the Local Government Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley 2025 - 2029 Five-Year Financial Plan Bylaw No. 6105".

2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2025 – 2029 Five Year Financial Plan of The Corporation of the Township of Langley.

3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2025 - 2029 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	03	day of	February	, 2025
READ A SECOND TIME the	03	day of	February	, 2025
READ A THIRD TIME the	03	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2025-2029 FIVE YEAR FINANCIAL PLAN BYLAW NO. 6105
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES

In accordance with the *Community Charter* disclosure requirements, the Township of Langley discloses the following information.

1. The proportions of revenue proposed to come from the various funding sources.
2. The distribution of property taxes among property classes.
3. The use of permissive tax exemptions.

1. Proportion of total revenue from various funding sources

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	50%	0%
Sale of Service – Utilities	21%	0%
Sale of Service - Other	8%	0%
Other sources	11%	23%
Transfer from own funds	10%	30%
Proceeds from borrowing	0%	47%
Total	**100%**	**100%**

The table above reflects Revenue raised from each funding source in 2025. Property Taxes form the greatest proportion of operating revenue for the Township, and they provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. Such services include parks, transportation, stormwater, fire protection, policing services, recreation and culture, facility maintenance and general government. For these reasons, property taxation will continue to be a major source of the Township revenue.

User fees and charges are the second largest portion of general operating revenue. Many Township services, such as water, sanitary sewer, and solid waste (including garbage and organics collection and disposal), are charged on a user-pay basis, which ensures they are paid for by taxpayers receiving these services.

The capital program is only partially funded from General and Utility Funds revenues, with most of the funding coming from sources such as reserves and surplus, development cost charges receipts, senior government grants, local area service funds and from debt financing.

2. Distribution of actual 2024 property taxes among the various property classes

Property Class	Property Class Description	2024 Property tax Revenue %
1	Residential	63.59%
2	Utilities	1.14%
4	Major Industry	0.18%
5	Light Industry	9.41%
6	Business	25.01%
8	Recreation	0.17%
9	Farm	0.50%
	Total	**100.00%**

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council is to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This has been accomplished by maintaining the proportionate relationship provided above between property classes as impacted by annual average changes in assessed values of each class. (Property classes are defined and values determined by British Columbia Assessment).

3. Use of Permissive Tax Exemptions

The *Community Charter* provides Municipalities the ability to grant permissive exemptions under Sections 244, 225 and 226. The Township's permissive exemption policy sets the parameters under which Council considers applications for permissive exemptions from property taxes from organizations that are eligible for such exemptions.

The Township grants permissive exemptions for buildings for public worship; not-for-profit and charitable organizations and community halls; and heritage properties. Council supports, through permissive exemptions from property taxes, organizations that provide services that fulfill some basic need, improve the life of Township residents and are compatible with or are complimentary to the services offered by the Township.

Per Council Report 24-185, dated October 7, 2024, Council approved permissive tax exemptions calculated to be approximately $1,432,885.

Value of Permissive Tax Exemptions	Actuals 2024	Estimated 2025 before additions and deletions
Places of Worship	$793,023	$832,674
Not-For-Profit Organizations	$615,341	$646,108
Heritage properties	$22,465	$23,589
Partnering Property	$2,056	$2,158
TOTAL	$1,432,885	$1,504,529

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2025 - 2029 FIVE YEAR FINANCIAL PLAN BYLAW NO. 6105
SCHEDULE "B" – FINANCIAL PLAN

	2025 $	2026 $	2027 $	2028 $	2029 $
REVENUE					
Operating Plan					
Property Taxes and Levies	205,923,935	245,824,131	268,524,027	287,747,677	305,607,521
Sale of Services-Utilities	88,471,894	94,397,634	102,234,140	107,816,778	113,292,399
Sale of Services-Other	31,887,669	31,822,593	31,838,208	33,355,376	34,622,862
Other Revenue	44,079,732	47,877,678	51,656,755	52,414,705	53,155,047
Transfer from Surplus and Reserves	43,489,046	11,270,273	10,768,281	10,593,281	10,593,281
Operating Plan Sub-total	**413,852,276**	**431,192,309**	**465,021,411**	**491,927,817**	**517,271,110**
Capital Plan					
Transfer from Prior Year's Surplus	350,000	-	-	-	-
Transfer from Development Cost Charge Reserves	70,588,466	28,850,000	28,850,000	28,850,000	28,850,000
Transfer from Capital Surplus and Reserves	257,927,144	49,254,250	47,606,883	67,620,410	67,313,343
Private Funds and Other Sources	125,096,194	117,991,092	75,000,000	75,000,000	75,000,000
Proceeds From Borrowing	403,337,388	172,000,000	50,000,000	50,000,000	50,000,000
Capital Plan Sub-Total	**857,299,192**	**368,095,342**	**201,456,883**	**221,470,410**	**221,163,343**
TOTAL FINANCIAL PLAN REVENUE	**1,271,151,468**	**799,287,651**	**666,478,294**	**713,398,227**	**738,434,453**
EXPENDITURE					
Operating Plan					
Municipal Services	332,997,228	342,776,602	359,519,369	375,244,387	388,868,665
Debt Service	41,615,273	50,682,355	66,261,793	74,275,833	82,667,690
Contribution to Funds and Reserves	39,239,775	37,733,352	39,240,249	42,407,597	45,734,755
Operating Plan Sub-Total	**413,852,276**	**431,192,309**	**465,021,411**	**491,927,817**	**517,271,110**
Capital Plan	**857,299,192**	**368,095,342**	**201,456,883**	**221,470,410**	**221,163,343**
TOTAL FINANCIAL PLAN EXPENDITURES	**1,271,151,468**	**799,287,651**	**666,478,294**	**713,398,227**	**738,434,453**

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 6106

EXPLANATORY NOTE

Bylaw No. 6106 provides for the 2025 Capital Expenditure Program (and related debt) from the Development Cost Charge Reserve Fund as provided by the 2025 – 2029 Five Year Financial Plan. The projects are for road, drainage, sewer, water services and for parkland acquisition and development.

Expenditures have been included in the DCC Expenditure Bylaw, even when it looks like there are not enough funds available, in the event that enough DCC funds are received during the year. Projects will only proceed when sufficient funds are available.

Funds that become available in the Parkland Acquisition and Development DCC Reserve, Water DCC Reserve, Sewer DCC Reserve, Drainage DCC Reserve, and Roads DCC Reserve are first directed towards payment of the annual debt.

Presently, there are estimated expenditures under the bylaw in the amount of $82,874,154 which include capital carry-forwards from prior years, current debt payments and new capital projects for 2025.

Should any of the above-noted monies remain unexpended at the end of a project; the unexpended balance will be returned to the credit of the reserve fund.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

DEVELOPMENT COST CHARGE RESERVE FUND

EXPENDITURE BYLAW NO. 6106

WHEREAS it is deemed expedient to expend monies set aside in the Development Cost Charge Reserve Fund established pursuant to Bylaw 1980 No.1946 and interest earned thereon for the following purposes:

	TOTAL
Roads	**39,965,781**
Drainage	**5,878,802**
Sewer	**5,006,302**
Water	**11,418,834**
Parkland Acquisition and Development	**20,604,435**
TOTAL	**82,874,154**

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

1. This bylaw may be cited as “Development Cost Charge Reserve Fund Expenditure Bylaw No. 6106”.

2. There is hereby authorized to be expended from the monies set aside and any interest earned thereon pursuant to the Bylaw entitled “Development Cost Charge Reserve Fund Bylaw 1980 No. 1946”, a sum not exceeding eighty-two million eight hundred seventy four thousand and one hundred fifty-four dollars for capital improvements and debt repayment as aforementioned.

Should any of the above-mentioned funds remain unexpended, after the expenditures hereby authorized have been made, the unexpended balance shall be returned to the credit of the said Reserve Fund.

READ A FIRST TIME the	03	day of	February	, 2025
READ A SECOND TIME the	03	day of	February	, 2025
READ A THIRD TIME the	03	day of	February	, 2025
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT

(ASTRIA PORT KELLS SOUTH NOMINEE LTD.)

BYLAW NO. 6031

EXPLANATORY NOTE

Bylaw No. 6031 rezones a portion of property located at 19723 – 88 Avenue from Suburban Residential Zone SR-2 to Service Industrial Zone M-1A.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500 AMENDMENT

(ASTRIA PORT KELLS SOUTH NOMINEE LTD.)

BYLAW NO. 6031

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 (Astria Port Kells South Nominee Ltd.) Bylaw No. 6031”.

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

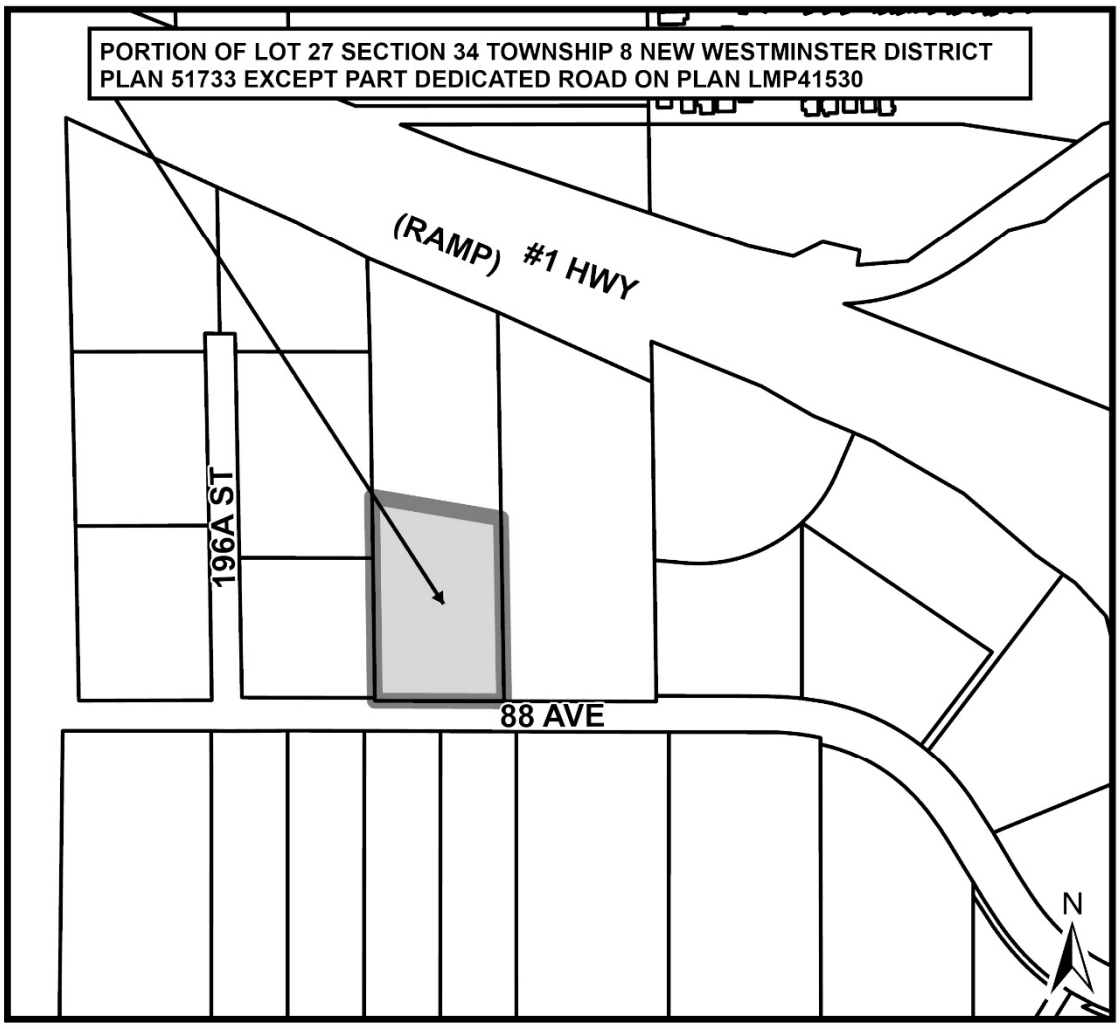
   Portion of Lot 27 Section 34 Township 8 New Westminster District Plan 51733 Except Part Dedicated Road on Plan LMP41530

as shown delineated on Schedule “A” attached to and forming part of this Bylaw to Schedule “A” to Service Industrial Zone M-1A.

NOTICE WAS GIVEN the	8	day of	July	, 2024
READ A FIRST TIME the	15	day of	July	, 2024
READ A SECOND TIME the	15	day of	July	, 2024
READ A THIRD TIME the	15	day of	July	, 2024
RECEIVED THE APPROVAL OF THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE the	17	day of	October	, 2024
ADOPTED the		day of		, 2025

_____ Mayor _____ Township Clerk

SCHEDULE 'A'
BYLAW NO. 6031



ATTACHMENT A

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

Development Permit No. 101432

This Permit is issued this _____day of _____, 2024 to:

1. Name: Astria Port Kells South Nominee Ltd.

   Address: 105, 19923 – 80A Avenue
   Langley, BC V2Y 0E2

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: Portion of Lot 27 Section 34 Township 8 New Westminster District Plan 51733 Except Part Dedicated Road on Plan LMP41530

   CIVIC ADDRESS: 19723 – 88 Avenue

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

a. Building plans being in substantial compliance with Schedule “A”.
b. Finalization of landscape plans included in Schedule “B” and in compliance with the Subdivision and Development Servicing Bylaw (Schedule I - Tree Protection) and the Township’s Street Trees and Boulevard Plantings Policy.
c. Section 107.3 of the Township Zoning Bylaw 1987 No. 2500 being varied from a minimum 168 parking spaces to 89 parking spaces as shown in Schedule “A”.
d. Section 701.6 (Siting of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 10.0 m (32.8 ft) from a front lot line to 5.0 m (16.4 ft), as shown on Schedule “A”.
e. Section 701.7 (Height of Buildings and Structures) of Township of Langley Zoning Bylaw No. 2500 being varied from 12.0 m (39.3 ft) to 21.8 m (71.5 ft), as shown on Schedule “A”.
f. Section 111.3(b) (Landscape Area) being varied from 3.0 m (9.84 ft) to 1.5 m (4.92 ft) along the rear lot line as shown in Schedule “B”.
g. All signage being in compliance with Schedule “A” and the Township’s Sign Bylaw.
h. All rooftop mechanical equipment to be screened from view.
i. All refuse areas to be located in an enclosure and screened.

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

a. 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, including on-site detention, 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. Landscaping and boulevard treatment being secured by letter of credit at the Building Permit stage.
e. Written confirmation from the owner and landscape architect or arborist that tree protection fencing identified in the tree management plan is in place.

f. Payment of supplemental development permit application fees, Development Cost Charges and Building Permit Administration fees.

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

   This Permit is not a Building Permit.

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

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

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

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

AUTHORIZING RESOLUTION PASSED BY COUNCIL THIS ____ DAY OF _____, 2024.

Attachments:

SCHEDULE A	Architectural Drawings
SCHEDULE B	Landscape Drawings

PROPOSED:

ASTRIA PORT KELLS SOUTH

CIVIC ADDRESS: 19723 88TH AVE, TOWNSHIP OF LANGLEY

PERSPECTIVE VIEW OF SOUTHEAST CORNER

CONTEXT PLAN
SCALE: N.T.S.

ARCHITECTURAL DRAWING LIST

COVER SHEET	A-0.0
MASTER PLANS	A-0.1
SITE PLAN	A-1.0
SITE DETAILS	A-1.1
SUN STUDY & SHADOW STUDIES	A-1.2
SITE SECTION	A-1.5
MAIN FLOOR PLAN	A-2.0
2ND FLOOR PLAN	A-2.1
3RD-5TH FLOOR PLAN	A-2.2
6TH FLOOR PLAN	A-2.5
ROOF PLAN	A-3.0
ELEVATIONS	A-4.0
ELEVATIONS	A-4.1
SECTIONS	A-5.0

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1458 FOSTER STREET, WHITE ROCK, BC, V4B 0C4
604 385 5500 | RICH@ARCHITECTUREPANEL.COM

IN ASSOCIATION WITH

D.FORCE DESIGN INC.
2329A ALLIANCE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 607 9655 EMAIL: DAVID@DFORCE.CA

THESE DRAWINGS AND THE DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF ARCHITECTURE PANEL INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF CONDITIONS & DIMENSIONS ON JOB AND NOTIFICATION OF ENGINEER. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT. ANY CHANGES MADE WITHOUT OUR ARCHITECT'S WRITTEN CONSENT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.

DEVELOPERS:
ASTRIA PROPERTIES

NO.	DATE	DESCRIPTION
25		
24		
23		
22		
21		
20		
19		
18		
17		
16		
15		
14		
13		
12		
11		
10		
9		
8		
7	JUN.26.24	RE-ISSUED FOR DP
6	MAY.23.24	RE-ISSUED FOR DP
5	MAY.03.24	CLIENT REVIEW
4	DEC. 08.23	RE-ISSUED FOR DP
3	SEP.25.23	ISSUED FOR DP
2	AUG.25.23	CLIENT USE
1	JUL.07.23	ISSUED FOR CLIENT USE

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION

ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING

ASTRIA PKS

ADDRESS 19723 88 AVE, TOWNSHIP OF LANGLEY

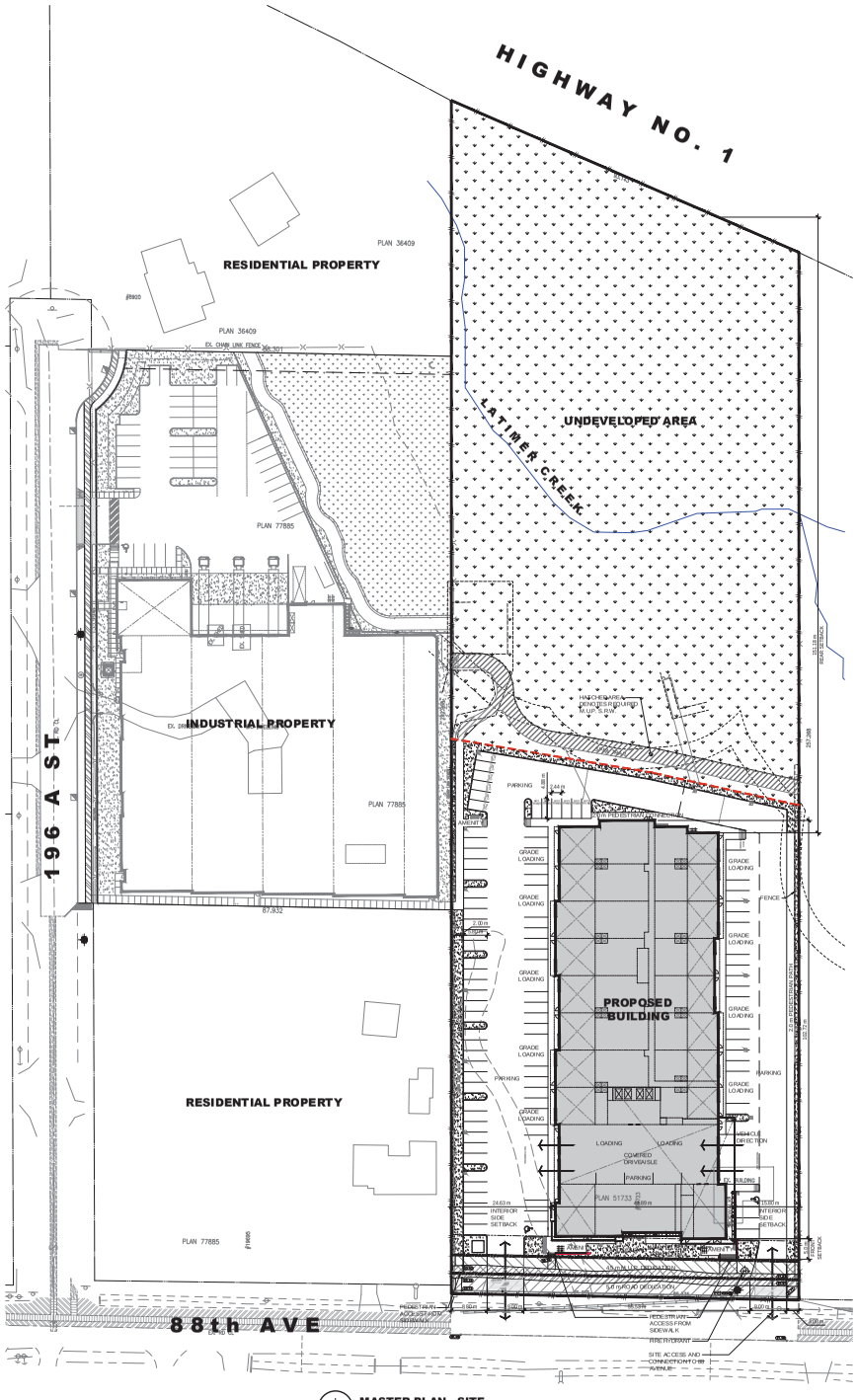
DRAWING
COVER SHEET

SEAL

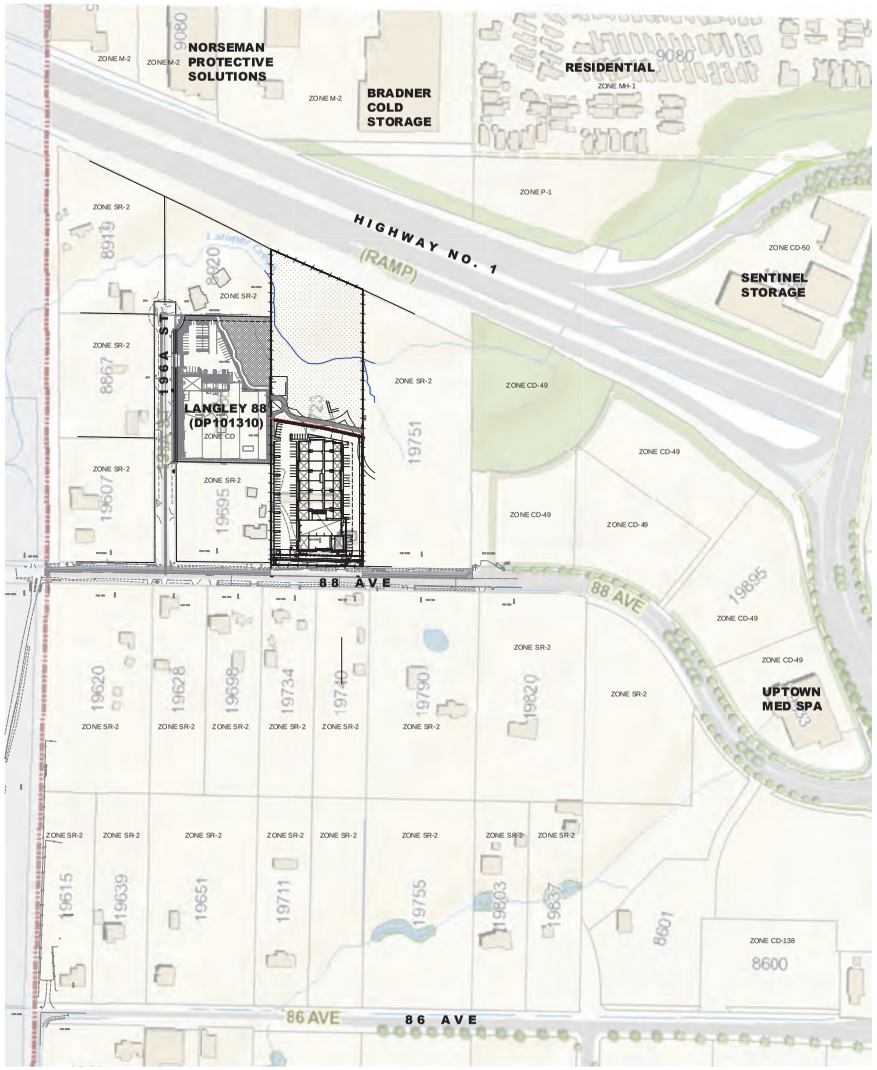
DRAWN	JB
DESIGNED	
CHECKED	R.D.
PLOT DATE	JUN.26.24

PROJECT - DRAWING NUMBER: A-0.0
REV: 7

SCHEDULE A



1 A-0.1 MASTER PLAN - SITE
SCALE: 1" = 40'-0"



2 A-0.1 MASTER PLAN - NEIGHBOURHOOD
SCALE: NTS

ARCHITECTURE PANEL INC.
ARCHITECTURE · LANDSCAPE ARCHITECTURE · URBAN DESIGN
UNIT 204 - 1459 FOSTER STREET, WHITE ROCK, BC, V4B 1C4
604 385 3600 | INFO@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
26354 ALLANDALE STREET, ABBOTSFORD, B.C., V2S 3J9
TEL: (604) 462-7 6655 EMAIL: DAVID@DFORCE.CA

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DEVELOPERS:
ASTRIA PROPERTIES

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5	JUN.26.24	RE-ISSUED FOR DP
4	MAY..23.24	RE-ISSUED FOR DP
3	APR.23.24	ISSUED FOR COORDINATION
2	DEC.08.23	RE-ISSUED FOR DP
1	SEP. 05.23	ISSUED FOR DP

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY , BC V2Y 0E2
PHONE: (604) 362-2994

PROJECT:
PROPOSED INDUSTRIAL BUILDING
ASTRIA PKS
ADDRESS: 19723 88 AVE, TOWNSHIP OF LANGLEY

DRAWING
MASTER PLANS

SEAL

JOB NO.	DRAWN
23011	OF
DESIGNED	
CHECKED	R.D.
PLOT DATE	JUN.26.24

PROJECT - DRAWING NUMBER: A-0.1
REV.: 5

SITE DATA

CIVIC ADDRESS:		#7125 88th AVE, TOWNSHIP OF LANGLEY, B.C.
LEGAL ADDRESS:		LOT 21, SEC 34, TP 8, NWD PLAN 81733 EXCEPT PART DEDICATED ROAD ON PLAN LMP41350
ZONING:	CURRENT: SR-2	PROPOSED: CD (TBD)
BUILDING AREA (FOOTPRINT):		42,865 sq.ft. [3 982 sq.m.]
SITE AREA (GROSS):		282,646 sq.ft. [25 416 m2 / 2.58 ha]
SITE AREA (NET - UNDEVELOPED AREA INCLUDED):		248,978 sq.ft. [22 666 m2 / 2.21 ha]
SITE COVERAGE: (NET):		42,865 / 248,978 = 17.6 %
F.A.R.: (NET):		242,700 / 248,978 = 1.00
REQUIRED SETBACK:	(REQUIRED)	(PROPOSED)
FRONT (SOUTH):	N/A	19.40' [5.00 m]
REAR (NORTH):	N/A	498.00' [151.18 m]
INTERIOR SIDE (WEST):	N/A	80.80' [24.65 m]
INTERIOR SIDE (EAST):	N/A	51.85' [15.80 m]
HEIGHT:	N/A	85.0' [25.91 m]

PARKING REQUIRED:

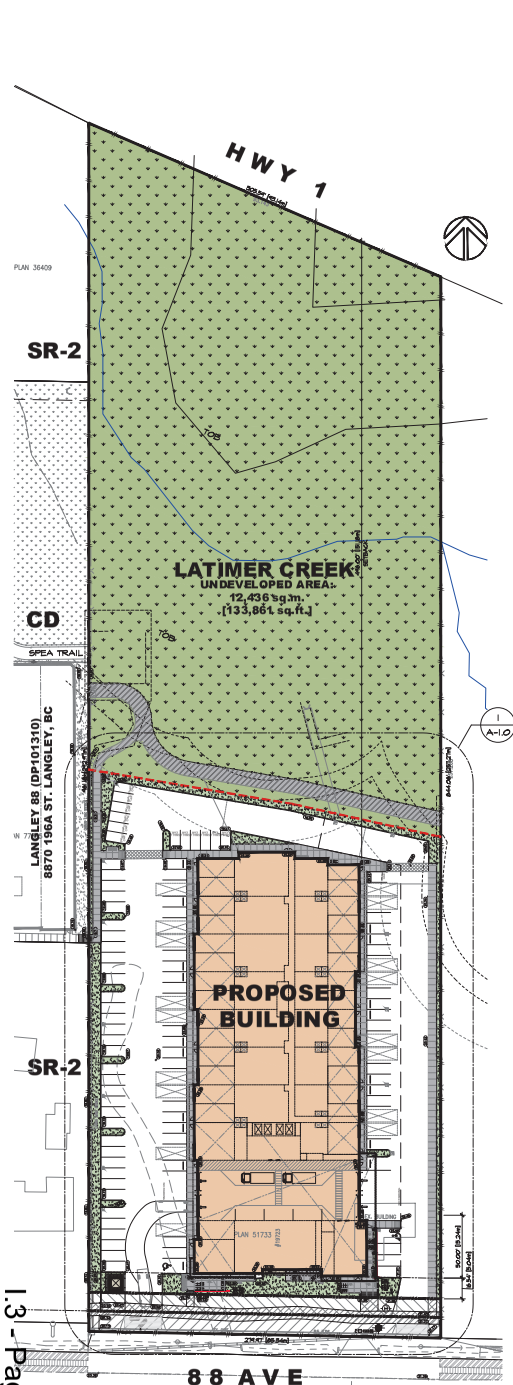
SMALL BAY:		
1ST FLR. INDUSTRIAL:	1 STALL PER 186 m2	2 254 / 186 = 12.1
1ST FLR. OFFICE:	1 STALL PER 55 m2	748 / 55 = 21.4
2ND FLR. OFFICE:	1 STALL PER 55 m2	1 280 / 55 = 58
TOTAL REQUIRED:		84.5
SELF STORAGE: [SEE PARKING STUDY FOR SUPPORTING DOCUMENTS FOR REVISED RATE, VARIANCE REQUIRED]		
1st FLR OFFICE, AMENITY & LOAD:	1 STALL PER 424 m2	980 / 424 = 1.0
2nd FLR. STORAGE:	1 STALL PER 424 m2	1 070 / 424 = 1.2
3rd FLR. STORAGE:	1 STALL PER 424 m2	4 125 / 424 = 4.4
4th FLR STORAGE:	1 STALL PER 424 m2	4 105 / 424 = 4.4
5th FLR STORAGE:	1 STALL PER 424 m2	4 075 / 424 = 4.4
6th FLR STORAGE:	1 STALL PER 424 m2	3 965 / 424 = 4.2
TOTAL REQUIRED:		19.6
TOTAL PARKING REQUIRED:		88.1
PARKING PROVIDED:		84
SMALL CAR STALLS ALLOWED:	20% OR 17.8 STALLS	
SMALL CAR PARKING PROVIDED:		15

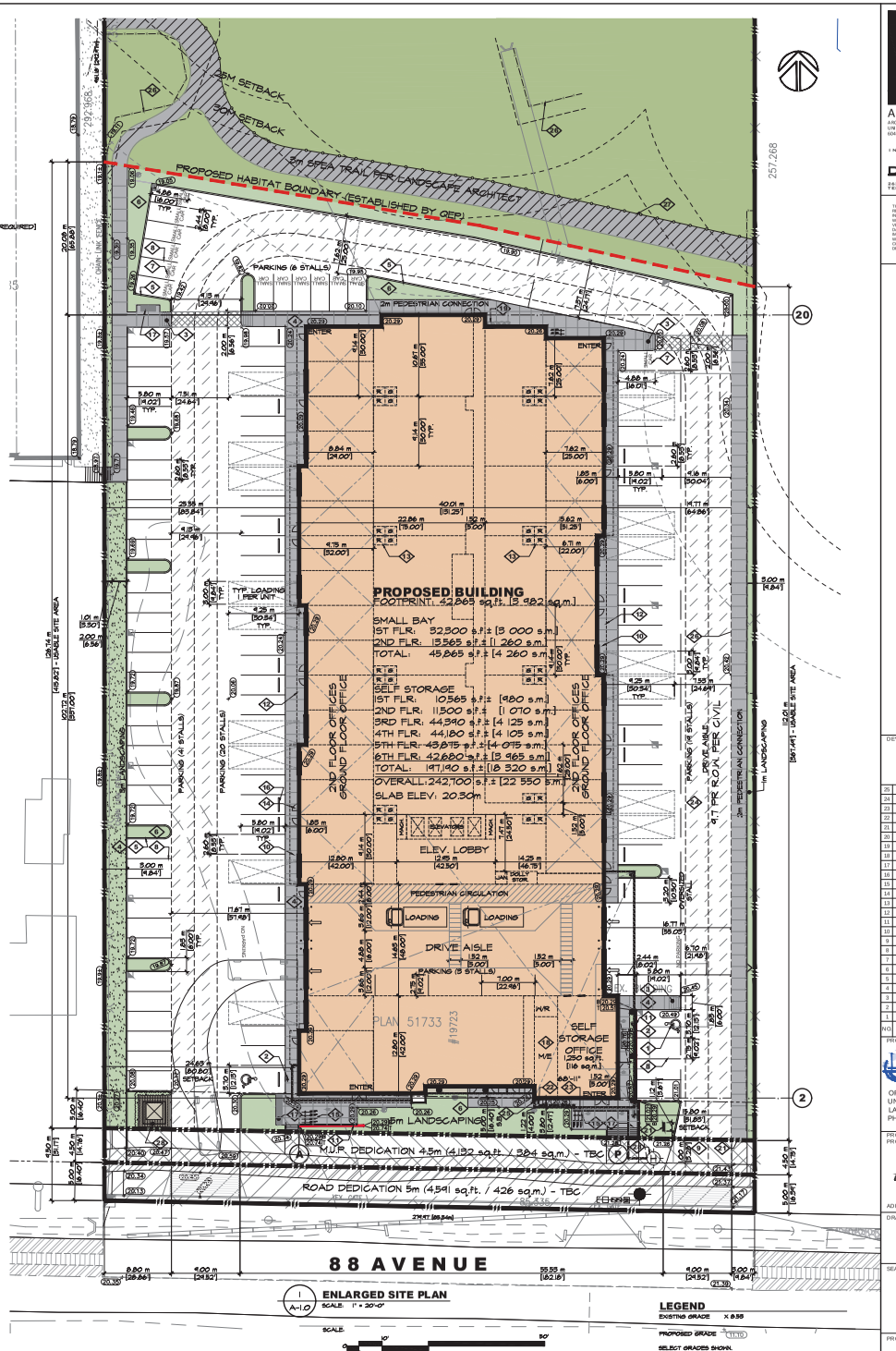
BICYCLE PARKING REQUIRED:

INDUSTRIAL:	0.06 STALL PER 100 m2	20 422 / 100 = 204.2 x 0.06 = 12.2
OFFICE:	0.06 STALLS PER 100 m2 PLUS 6	2 005 / 100 = 20.0 x 0.06 = 1.2 + 6
BICYCLE PARKING PROVIDED:		18 (9 RACKS)

KEYED SITE PLAN NOTES

1	INTERNATIONAL SYMBOL OF ACCESS PAINTED ON ASPHALT, SEE DETAIL 4/A-1.1
2	POST MOUNTED ACCESSIBLE PARKING SIGN, SEE DETAIL 3/A-1.1
3	5'X5' SIDEWALK LETDOWN, PROVIDE MINIMUM 5'X5' CLEAR AT TOP OF LETDOWN SEE DETAIL 1/A-1.1
4	CONCRETE SIDEWALK, FLUSH W/ ADJACENT ASPHALT, LIGHT BROOM FINISH
5	6x6 EXTRUDED CONCRETE CURB TYPICAL AT EDGE OF LANDSCAPING, SEE DETAIL 2/A-1.1
6	LANDSCAPING PER LANDSCAPE ARCHITECTS DRAWINGS
7	PAINT ON ASPHALT
8	4" PAINT STRIPE, TYPICAL
9	ASPHALT CROSSING TO MUNICIPAL SPECS
10	6"Ø X 1/4" THICK CONCRETE FILLED STEEL BOLLARD PAINTED BRIGHT YELLOW OR EQUIVALENT AT EACH SIDE OF GRADE LEVEL DOOR, TYPICAL AT ALL GRADE DOORS, SEE DETAIL 11/A-1.1
11	RETAINING WALL, UNPAINTED c/w 42" GUARDRAIL GUARDRAIL REQUIRED UNTIL THE GRADE DIFFERENCE IS LESS THAN 2'-0" (600mm), SEE CIVIL DRAWINGS FOR RETAINING WALL HEIGHTS
12	LINE OF CANOPY ABOVE, SEE PLANS AND DETAILS FOR MORE INFORMATION
13	GARBAGE LOCATION INSIDE BUILDING, TYPICAL SEE DETAIL 9/A-1.1
14	TYPICAL ACCESSIBLE ENTRANCE
15	BICYCLE PARKING, SEE DETAIL 8/A-1.1
16	WHEELSTOP, SEE DETAIL 5/A-1.1
17	SITE FURNITURE, SEE LANDSCAPE ARCHITECTS DRAWINGS
18	ELECTRICAL & MECHANICAL ROOMS / EQUIPMENT
19	GAS METERS, PER MECHANICAL DRAWINGS WITH FENCE AND PROTECTION AS REQUIRED BY BC HYDRO AND MUNICIPALITY, SEE DETAIL 6/A-1.1
20	ELECTRICAL KIOSK, SEE DETAIL 7/A-1.1, SEE ELECTRICAL DRAWINGS
21	FREE STANDING SIGNAGE, SEE DETAIL 10/A-1.1
22	FIRE DEPARTMENT CONNECTION, SEE MECHANICAL DRAWINGS
23	TRAVEL DISTANCE HYDRANT TO FDC (147' [45m] MAX CONFIRM ON SITE)
24	HATCHED AREA INDICATES FIRE TRUCK ACCESS ROUTE DESIGN REQUIREMENTS PER BELOW: -HAVE A CLEAR WIDTH NOT LESS THAN 6m -HAVE A CENTER-LINE RADIUS NOT LESS THAN 12m -HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5m -HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m -ASPHALT MUST BE DESIGNED TO CARRY FIRETRUCK LOADING OF 74,000 LBS. GVWR -HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG -BE CONNECTED WITH A PUBLIC THOROUGHFARE
25	ANNUCIATOR PANEL, SEE ELECTRICAL DRAWINGS
26	TEMPORARY TREE PROTECTION FENCE PER LANDSCAPE ARCHITECT'S DWGS
27	TRAIL FENCE PER LANDSCAPE ARCHITECTS DWGS
28	PROPOSED HYDRANT, SEE CIVIL DRAWINGS





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ASTRIA PROPERTIES

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15	JUN 26.24	RE-ISSUED FOR DP
14	MAY. 23.24	RE-ISSUED FOR DP
13	MAY. 03.24	CLIENT REVIEW
12	APR. 23.24	ISSUED FOR COORDINATION
11	DEC 08.23	RE-ISSUED FOR DP
10	NOV. 28.23	INTERNAL LOADING REVISION
9	NOV. 14.23	ISSUED FOR CLIENT USE
8	OCT.17.23	DESIGN RE-ISSUED FOR REVIEW
7	OCT. 16.23	DESIGN ISSUED FOR REVIEW
6	SEP. 05.23	ISSUED FOR DP
5	AUG. 30.23	ISSUED FOR CONSULTANT USE
4	AUG. 29.23	ISSUED FOR CLIENT USE
3	AUG. 25.23	ISSUED FOR CONSULTANT USE
2	AUG. 18.23	ISSUED FOR CONSULTANT USE
1	JUL. 07.23	ISSUED FOR CLIENT USE

PROJECT MANAGERS / CONTRACTORS:
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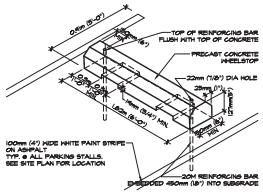
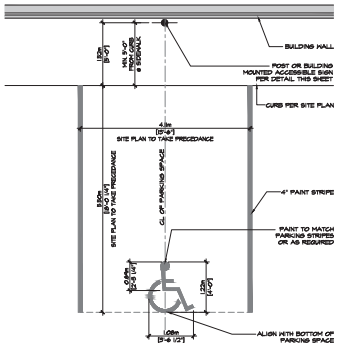
PROPOSED INDUSTRIAL BUILDING
ASTRIA PKS
ADDRESS: 19723 88 AVE, TOWNSHIP OF LANGLEY
DRAWING
SITE PLAN

JOB NO.	DRAWN
23011	DF
DESIGNED	
CHECKED	R.D.
PLOT DATE	JUN.26.24

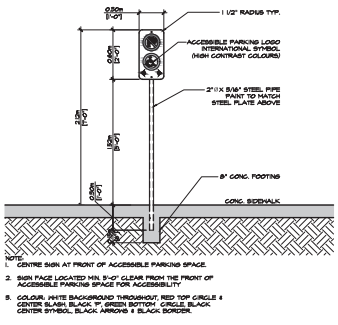
PROJECT - DRAWING NUMBER: A-1.0
REV.: 15
SEAL



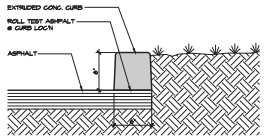
5 A-1.1 **WHEEL STOP DETAIL**
SCALE: 1/4" = 1'-0"



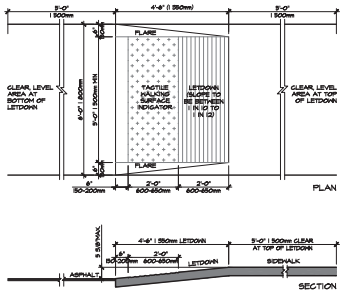
4 A-1.1 **HANDICAP PARKING STALL DETAIL**
SCALE: 1/4" = 1'-0"



3 A-1.1 **ACCESSIBLE PARKING SIGN DETAIL**
SCALE: 1/2" = 1'-0"



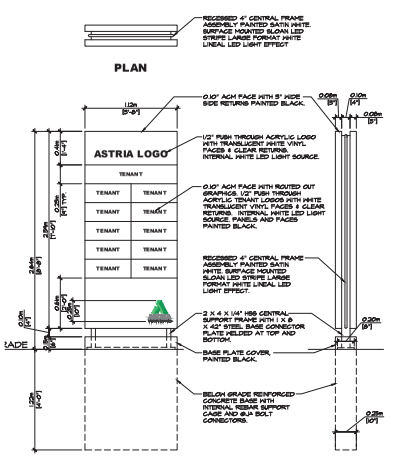
2 A-1.1 **CURB DETAIL**
SCALE: 1/2" = 1'-0"



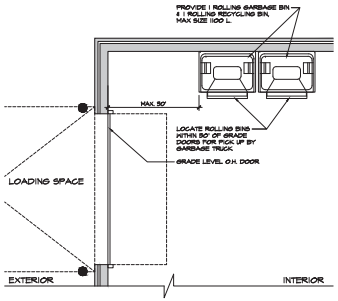
FLARED SIDES HAVE TO HAVE A SLOPE OF NOT MORE THAN 1 IN 12 WHERE PEDESTRIANS ARE LIKELY TO WALK ACROSS THEM
*CURB RAMPS SHALL HAVE A SURFACE INCLUDING FLARED SIDES THAT SHALL BE SLIP-RESISTANT, AND HAVE A SMOOTH TRANSITION FROM THE CURB RAMP TO THE ADJACENT SURFACES

1 A-1.1 **LETDOWN DETAIL**
SCALE: 1/2" = 1'-0"

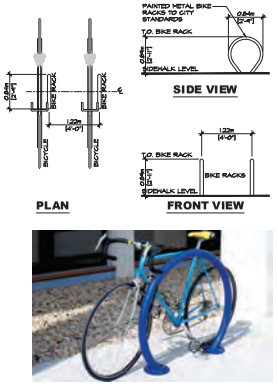
SIGN SUPPLIER TO PROVIDE SEALED ENGINEERED SHOP DRAWINGS FOR ALL ASPECTS OF SIGNAGE INCLUDING FOOTINGS



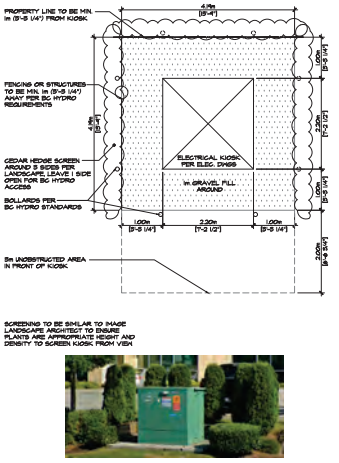
10 A-1.1 **FREE-STANDING SIGNAGE DETAIL**
SCALE: 1/2" = 1'-0"



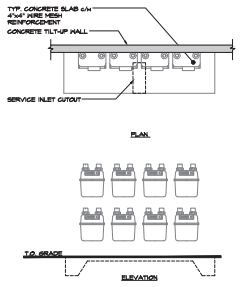
9 A-1.1 **INTERIOR GARBAGE DETAIL**
SCALE: 1/4" = 1'-0"



8 A-1.1 **BIKE RACK DETAIL**
SCALE: 1/4" = 1'-0"

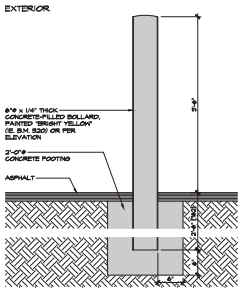


7 A-1.1 **ELECTRICAL KIOSK DETAIL**
SCALE: 1/4" = 1'-0"



GENERAL ENCLOSURE NOTES:
TYPICAL SLAB & FENCE:
1) FOOTING TO BE DESIGNED BY OTHERS TO SUIT LOCAL SOIL CONDITIONS.
2) ENSURE MINIMUM INSIDE DIMENSIONS ARE MAINTAINED PER BC HYDRO STANDARDS

6 A-1.1 **GAS METER DETAIL**
SCALE: 1/4" = 1'-0"



11 A-1.1 **TYP. BOLLARD DETAIL**
SCALE: 1" = 1'-0"

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ASTRIA PROPERTIES

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1	AUG. 25. 23	CLIENT REVIEW

PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
ORION CONSTRUCTION
UNIT 105 19923 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

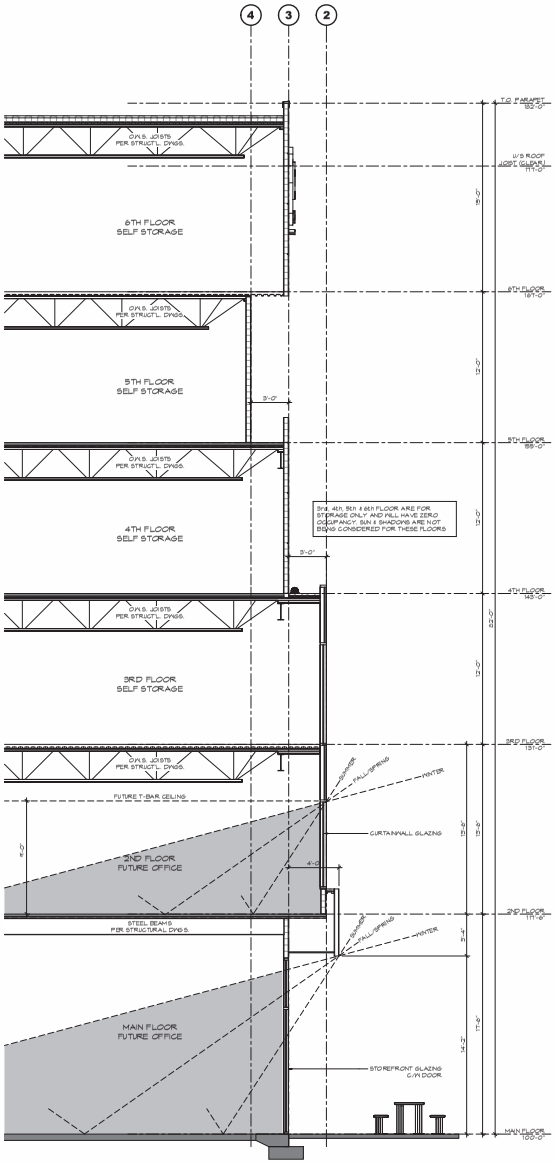
PROJECT:
PROPOSED INDUSTRIAL BUILDING
ASTRIA PKS
ADDRESS: 19723 88 AVE, TOWNSHIP OF LANGLEY

DRAWING
SITE DETAILS

SEAL

JOB NO.	DRAWN
23.01.1	JB
DESIGNED	
CHECKED	R.D.
PLOT DATE	JUN.26.24

PROJECT - DRAWING NUMBER: A-1.1
REV.: 5



I.3 - Page 10

WINTER SOLSTICE

FALL EQUINOX

SUMMER SOLSTICE

9:00 am

12:00 pm

4:00 pm

ARCHITECTURE PANEL INC.
IN ASSOCIATION WITH
D. FORCE DESIGN INC.

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DEVELOPERS
ASTRIA PROPERTIES

NO.	DATE	DESCRIPTION
3	JUN 26.24	REISSUED FOR DP
2	DEC 08.23	REISSUED FOR DP
1	SEP 05.23	ISSUED FOR DP

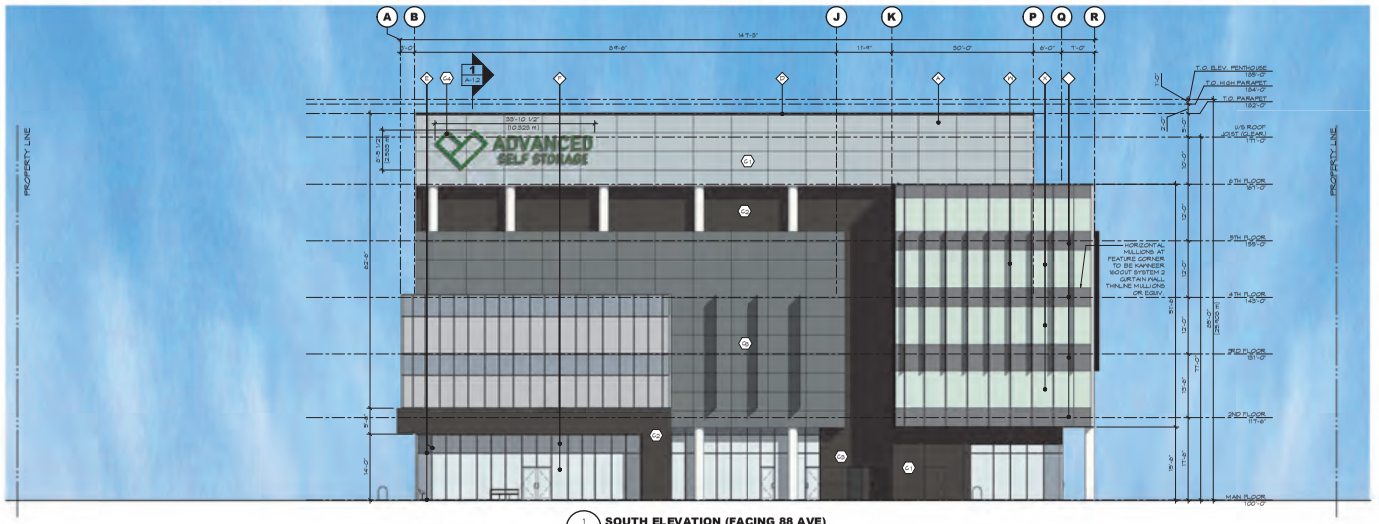
PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
UNIT 105 19523 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS

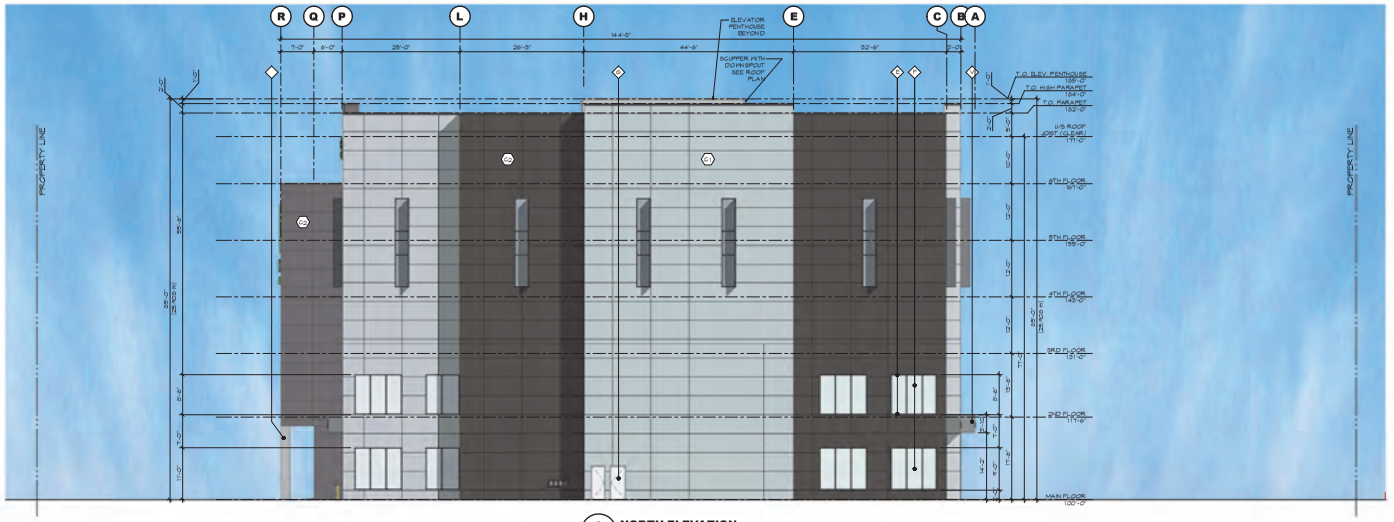
DRAWING
STUDIES 3
SUN STUDY - SPRING EQUINOX
ADOW

DRAWN	JB/SB
DESIGNED	
CHECKED	R.D.
PLOT DATE	JUN 26.24

PROJECT - DRAWING NUMBER: A-1.2
REV: 3



1 A-4.0 **SOUTH ELEVATION (FACING 88 AVE)**
SCALE 3/32" = 1'-0"



2 A-4.0 **NORTH ELEVATION**
SCALE 3/32" = 1'-0"

PROJECT COLOURS

INSULATED METAL PANEL SUPPLIER TO MATCH TO COLOURS AND PROVIDE SAMPLES FOR REVIEW

CF1	MAIN FIELD COLOUR 1:	KINGSPAN QUADCORE OPTIMO - DOVE GRAY
CF2	FIELD ACCENT COLOUR 2:	KINGSPAN QUADCORE OPTIMO - DARK BRONZE
CF3	FIELD ACCENT COLOUR 3:	KINGSPAN QUADCORE OPTIMO - PEATHERED ZINC
CF4	FIELD ACCENT COLOUR 4:	GREEN - EXACT COLOUR T.B.D.
	STEEL MANDOOR COLOUR:	COLOUR TO MATCH WALL
	EXTERIOR GUARDRAILS:	BLACK
	TYPICAL METAL CAP FLASHING:	BLACK
	ALUMINUM MULLIONS:	BLACK ANODIZED

GLAZING COLOURS

- GF1 — STOREFRONT: CLEAR
- GF2 — SPANDREL GREY REFLECTIVE
- GF3 — CURTAIN WALL: CLEAR
- GF4 — CURTAIN WALL GREY REFLECTIVE
- GF5 — CURTAIN WALL: GREEN TINTED TO MATCH PANTONE 347C (RGB 80 164 90)
- GF6 — SPANDREL: GREEN REFLECTIVE TO MATCH PANTONE 347C (RGB 80 164 90)

REFER TO CONSTRUCTION SCHEDULE FOR DETAILS
GLASS SUPPLIER TO PROVIDE SAMPLES FOR REVIEW

MATERIAL LEGEND

- 1 — INSULATED METAL PANEL WALL TYP.
- 2 — REVEAL
- 3 — PANEL JOINT
- 4 — PRE-FINISHED METAL CAP FLASHING
- 5 — STOREFRONT FRAMES - (BLACK ANODIZED ALUMINUM)
- 6 — STOREFRONT GLASS - (GS1)
- 7 — STEEL MANDOORS - PAINTED
- 8 — STEEL SECTIONAL OVERHEAD DOORS w/ VISION PANE - PAINTED
- 9 — STEEL GUARDRAILS - PAINTED
- 10 — CONCRETE RETAINING WALLS - PAINTED, TYP.
- 11 — LIGHT FIXTURE - SEE ELECTRICAL DWGS
- 12 — CURTAIN WALL MULLIONS - KAWNEER 1600UT SYSTEM 2 THINLINE OR EQUIVALENT
- 13 — SPANDREL GLAZING - (GS2)
- 14 — SCUPPER
- 15 — GREEN SPANDREL - (GS6)
- 16 — STEEL BOLLARD - PAINTED
- 17 — ROUND 24" Ø COLUMN-PAINTED
- 18 — CURTAIN WALL FRAMES - (BLACK ANODIZED ALUMINUM)
- 19 — CURTAIN WALL GLASS - (GS3)
- 20 — ACM CANOPY
- 21 — METAL FIN
- 22 — CURTAIN WALL GLASS - (GS5)
- 23 — CURTAIN WALL GLASS - (GS4)

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE

ARCHITECTURE PANEL INC.
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IN ASSOCIATION WITH

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#6154 ALLWARD STREET, ABBOTSFORD, B.C., V3S 3J8
TEL: (604) 807-6838 EMAIL: DARRYL@DFORCE.CA

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DEVELOPERS
ASTRIA PROPERTIES

NO	DATE YYMD	DESCRIPTION
8	JUN. 26.24	REISSUED FOR DP
7	MAY 23.24	REISSUED FOR DP
6	MAY 03.24	CLIENT REVIEW
5	DEC. 08.23	REISSUED FOR DP
4	SEP. 05.23	ISSUED FOR DP
3	AUG. 25.23	CLIENT REVIEW
2	JUL. 31.23	ISSUED FOR DP
1	JUL. 20.23	CLIENT REVIEW

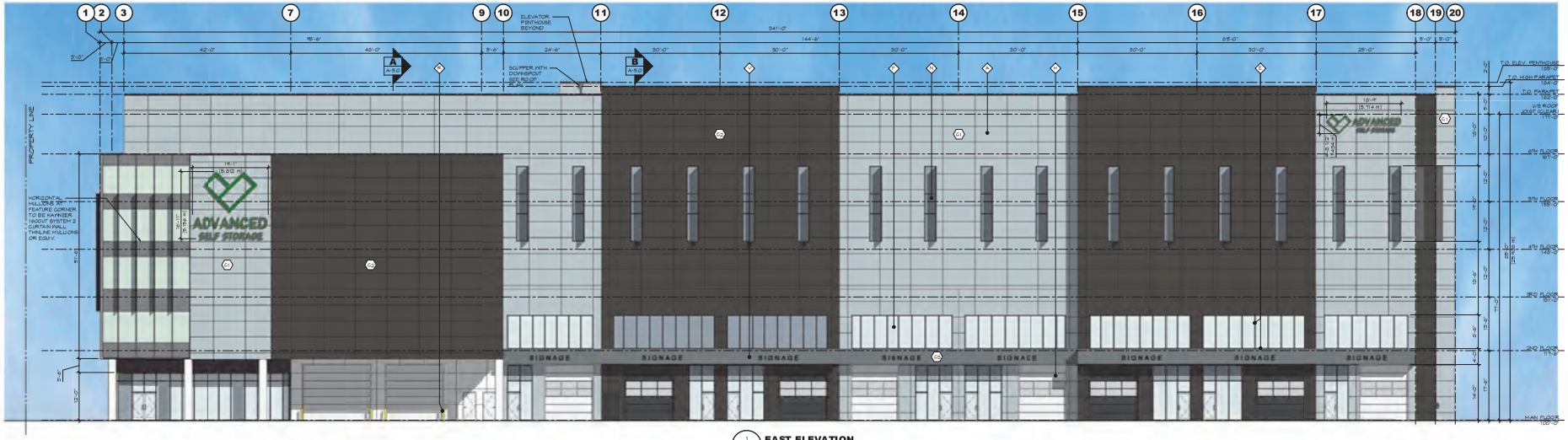
PROJECT MANAGERS / CONTRACTORS:
ORION CONSTRUCTION
UNIT 105 19523 80A AVE
LANGLEY, BC V2Y 0E2
PHONE: (604) 362-2994

PROPOSED INDUSTRIAL BUILDING FOR:
ASTRIA PKS
ADDRESS: 19123 88th AVE, TOWNSHIP OF LANGLEY

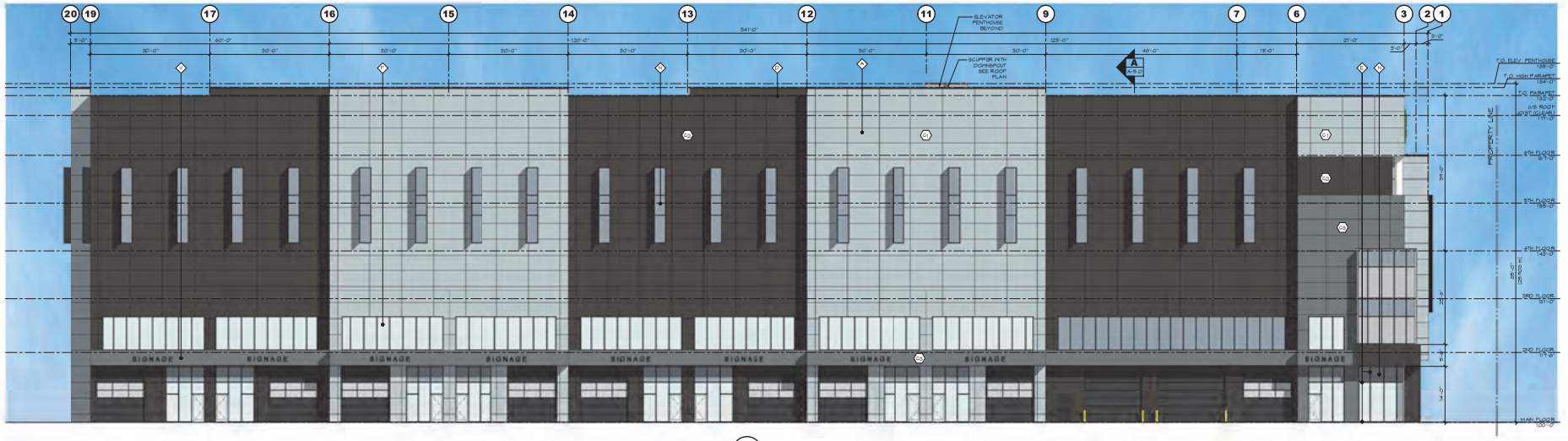
DRAWING
ELEVATIONS

SEAL	
PROJECT NO.	25-011
DRAWN	JB/SB
DESIGNED	
CHECKED	RD
PLOT DATE	JUN. 26.24

PROJECT - DRAWING NUMBER: A-4.0
REV: 6



1 A-4.1 **EAST ELEVATION**
SCALE 3/32" = 1'-0"



2 A-4.1 **WEST ELEVATION**
SCALE 3/32" = 1'-0"

PROJECT COLOURS

INSULATED METAL PANEL SUPPLIER TO MATCH TO COLOURS AND PROVIDE SAMPLES FOR REVIEW

C1	MAIN FIELD COLOUR 1:	KINGSPAN QUADCORE OPTIMO - DOVE GRAY
C2	FIELD ACCENT COLOUR 2:	KINGSPAN QUADCORE OPTIMO - DARK BRONZE
C3	FIELD ACCENT COLOUR 3:	KINGSPAN QUADCORE OPTIMO - PEATHERED ZINC
C4	FIELD ACCENT COLOUR 4:	GREEN - EXACT COLOUR T.B.D.
	STEEL MANDOOR COLOUR, EXTERIOR GUARDRAILS, TYPICAL METAL CAP FLASHING, ALUMINUM MULLIONS:	COLOUR TO MATCH WALL BLACK BLACK BLACK ANODIZED

GLAZING COLOURS

- STOREFRONT: CLEAR
- SPANDREL GREY REFLECTIVE
- CURTAIN WALL: CLEAR
- CURTAIN WALL GREY REFLECTIVE
- CURTAIN WALL: GREEN TINTED TO MATCH PANTONE 347C (RGB 80 164 90)
- SPANDREL: GREEN REFLECTIVE TO MATCH PANTONE 347C (RGB 80 164 90)

REFER TO CONSTRUCTION SCHEDULE FOR DETAILS
GLASS SUPPLIER TO PROVIDE SAMPLES FOR REVIEW

MATERIAL LEGEND

- INSULATED METAL PANEL WALL TYP.
- REVEAL
- PANEL JOINT
- PRE-FINISHED METAL CAP FLASHING
- STOREFRONT FRAMES - (BLACK ANODIZED ALUMINUM)
- STOREFRONT GLASS - (G1)
- STEEL MANDOORS - PAINTED
- STEEL SECTIONAL OVERHEAD DOORS W/ VISION PANE - PAINTED
- STEEL GUARDRAILS - PAINTED
- CONCRETE RETAINING WALLS - PAINTED, TYP.
- LIGHT FIXTURE - SEE ELECTRICAL DWGS
- CURTAIN WALL MULLIONS - KAWNEER 1600UT SYSTEM 2 THINLINE OR EQUIVALENT
- SPANDREL GLAZING - (G2)
- SCUPPER
- GREEN SPANDREL - (G6)
- STEEL BOLLARD - PAINTED
- ROUND 24" Ø COLUMN-PAINTED
- CURTAIN WALL FRAMES - (BLACK ANODIZED ALUMINUM)
- CURTAIN WALL GLASS - (G3)
- ACM CANOPY
- METAL FIN
- CURTAIN WALL GLASS - (G5)
- CURTAIN WALL GLASS - (G4)

NOTED: NOT ALL MATERIALS INDICATED ARE APPLICABLE

ARCHITECTURE PANEL INC.
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN
UNIT 206 - 1393 FOSTER STREET, WHITE ROCK, BC, V4B 3C4
604 385 3662 | INFO@ARCHITECTUREPANEL.COM
IN ASSOCIATION WITH
D.FORCE DESIGN INC.
BEEA ALLIANCE STRATA ASSOCIATION, B.C., V3B 3J8
TEL: (604) 467-6838 EMAIL: DARRYL@FORCEDESIGN.CA

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ASTRIA PROPERTIES

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DRAWING
ELEVATIONS

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JOB NO.	23-011
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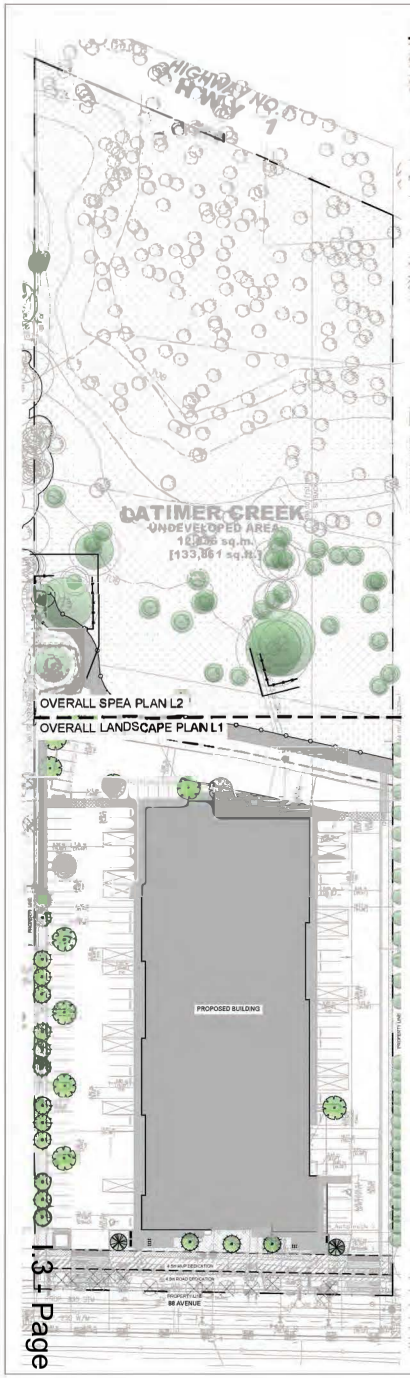
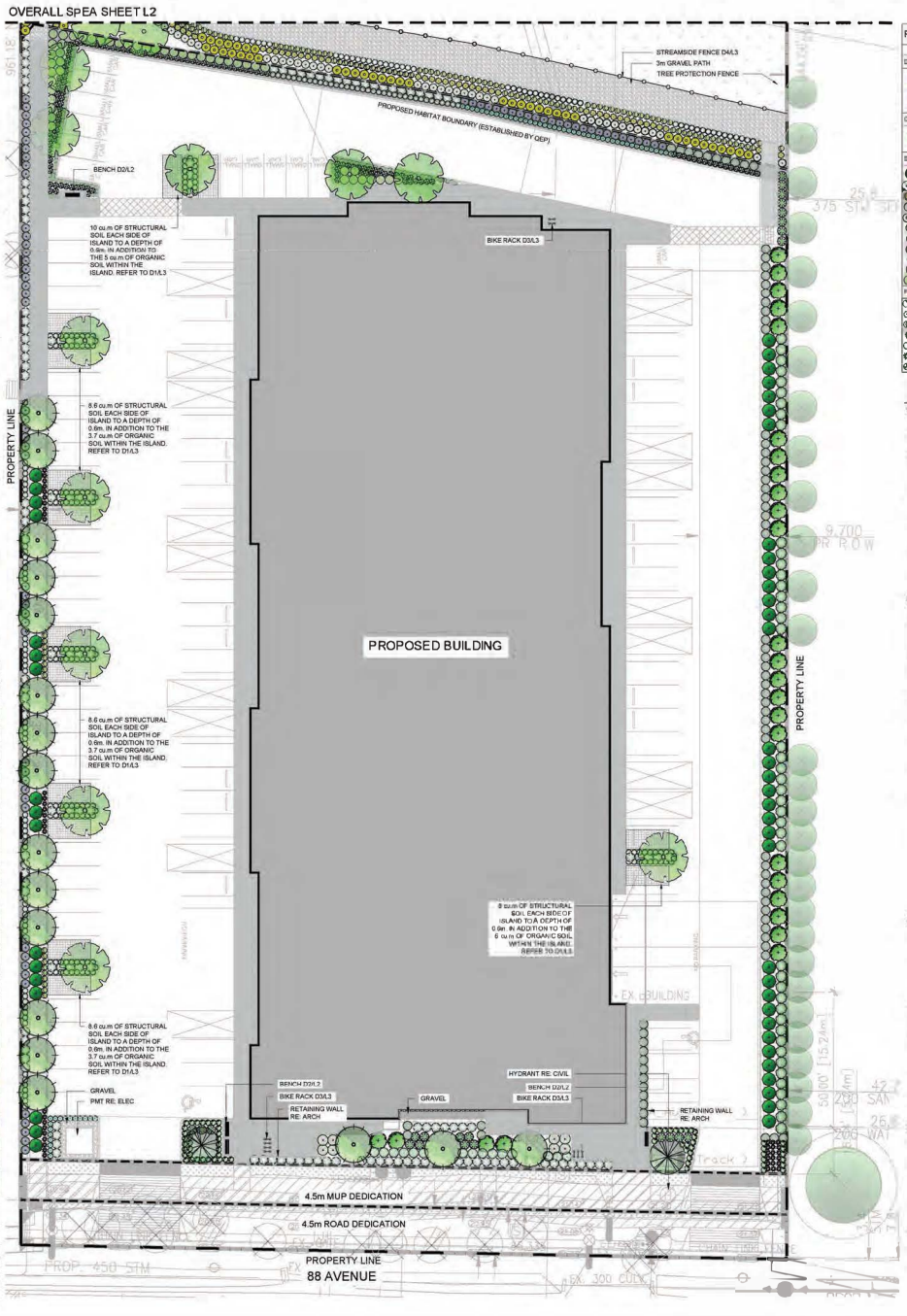
PLOT DATE	JUN 26.24

PROJECT - DRAWING NUMBER: A-4.1
REV: 6





PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
	15	Cornus Florida	Flowering Dogwood	6cm Cal.	As Shown
	17	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	6cm Cal.	As Shown
COMIFEROUS TREES					
	2	Pseudotsuga menziesii	Douglas Fir	3m Ht.	As Shown
E					
	27	Ribes sanguineum	Red Flowering Currant	#5 Pot	As Shown
	75	Spiraea Douglasii	Western Spirea	#2 Pot	As Shown
	115	Rosa Rugosa	Rugosa Rose	#2 Pot	As Shown
	70	Cornus sericea	Dwarf Red Osier Dogwood	#2 Pot	As Shown
	74	Potentilla fruticosa	Shrubby Cinquefoil	#3 Pot	As Shown
	29	Physocarpus Capitatus	Pacific Ninebark	#5 Pot	As Shown
	146	Rosa nutkana	Nootka Rose	#3 Pot	As Shown
	45	Ceanothus Velutinus	Snowbrush	#3 Pot	As Shown
	73	Taxus X Media Densiformis	Anglo Japanese Yew	#5 Pot	As Shown
	75	Hesperiaca Glauca	Green Spiny	#5 Pot	As Shown
	47	Vaccinium ovatum	Evergreen Huckleberry	#3 Pot	As Shown
PERENNIALS, GROUND COVERS, AND GRASSES					
	61	Arctostaphylo Uva-Ursi	Bearberry	#1 Pot	As Shown
	61	Cornus Canadensis	Bunchberry	#1 Pot	As Shown
	158	Achillea Millefolium	White Yarrow	#1 Pot	As Shown
	32	Juniperus Horizontalis	Blue Chip Creeping Juniper	#1 Pot	As Shown
	346	Mahonia Repens	Creeping Mahonia	#1 Pot	As Shown
	27	Heuchera 'Bella Nuite'	Coral Bells	#1 Pot	As Shown
	130	Athyrium Filix Femina	Lady Fern	#1 Pot	As Shown

NOTES

GENERAL NOTES

1. EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
2. CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
3. CONFIRM EXISTING AND PROPOSED GRADES PRIOR TO BEGINNING CONSTRUCTION WORKS.
4. CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS, OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
5. OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
6. PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
7. UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
8. THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE, DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEPT AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

PLANTING NOTES

1. PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
2. PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
3. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
4. TREE PROTECTION: PER THE ARBORIST.
5. ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
6. SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm.
7. SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
8. PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD.
9. ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
10. PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
11. REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
12. PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD UNLESS OTHERWISE AGREED UPON AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
    - 12.1 Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of written request by the Owner or Owner's representative. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the total Contract Price or holdback and otherwise recovered from the Contractor.
    - 12.2 Maintenance and additional installation of mulch
    - 12.3 Weed removal
    - 12.4 Disease control

SODDING NOTES

1. SOD DEAREAS AS SHOWN ON THE PLANTING PLAN ARE TO BE CERTIFIED CANADA NO. 1 CULTIVATED TURF SOD, WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEAVY GROWTH CONFORMING TO REQUIREMENTS OF THE CANADIAN LANDSCAPE STANDARD, AND OF THE FOLLOWING MIX OR APPROVED EQUAL
    - 40 % BLEND OF (3) VARIETIES OF KENTUCKY BLUEGRASS
    - 40% CREEPING RED FESCUE
    - 20% PERENNIAL RYEGRASS
    - USE LATEST APPROVED CULTIVARS OF GRASS IN PROVINCE
2. AREAS TO BE SODDED SHALL HAVE A MINIMUM 150MM TOPSOIL BASE.
3. LOOSEN SOIL SURFACE PRIOR TO SODDING. ELIMINATE BUMPS AND HOLLOWS. ROLL LIGHTLY WHEREVER TOPSOIL IS EXCESSIVELY LOOSE.
4. PRIOR TO SODDING, OBTAIN APPROVAL THAT FINISHED GRADE AND DEPTH OF TOPSOIL ARE SATISFACTORY.
5. DELIVER SOD TO SITE WITHIN 24 HOURS OF BEING LIFTED AND LAY WITHIN 36 HOURS OF BEING LIFTED. DURING DRY WEATHER PROTECT SOD FROM DRYING, AND WATER SOD AS NECESSARY TO ENSURE ITS VITALITY AND PREVENT THE LOSS OF SOIL IN HANDLING. DRY SOD WILL BE REJECTED.
6. LAY SOD DURING GROWING SEASON. LAY SOD IN ROWS PERPENDICULAR TO SLOPE, AND WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITH QUIT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH SHARP IMPLEMENTS.
7. WATER SOD IMMEDIATELY AFTER LAYING TO OBTAIN MOISTURE PENETRATION INTO TOP 150MM OF TOPSOIL. MAINTAIN SODDED AREAS FROM START OF INSTALLATION UNTIL FINAL ACCEPTANCE.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL 'SOFT LANDSCAPE AREAS' SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE STUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
3. THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
4. ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
5. USE POP-UP SPRINKLER HEADS.
6. DO NOT SPRAY WATER ON TO TREE TRUNKS.

0 5 10 15 20m

KD Planning & Design Ltd

LEGEND

- CONCRETE WALK
- ROAD DEDICATION
- SOD
- PLANTING PREMIUM
- SPEA AREA
- GRAVEL PATH
- GRAVEL
- PERMEABLE PAVERS
- STRUCTURAL SOIL
- RETAINING WALL
- BENCH
- BIKE RACK
- STREAMSIDE FENCE
- TREE PROTECTION FENCE
- ARBORIST SUPERVISION ZONE
- PROPERTY LINE
- ROAD DEDICATION LINE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

24/06/28	ISSUED FOR REVIEW
24/09/17	RE-ISSUED FOR DP
24/04/25	RE-ISSUED FOR DP
23/12/07	ISSUED FOR DP

NORTH

ASTRIA PKS

19723 88TH AVE
TOWNSHIP OF LANGLEY, BC

LANDSCAPE PLAN

SCALE:	1:250
DRAWN:	MA
CHECKED:	JT
PROJECT NO:	23047S-L

L1

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PLANT LIST - ENTIRE SITE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
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	17	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	6cm Cal.	As Shown
CONIFEROUS TREES					
	2	Pseudotsuga menziesii	Douglas Fir	3m ht.	As Shown
SHRUBS					
	27	Ribes sanguineum	Red Flowering Currant	#5 Pot	As Shown
	75	Spiraea Douglasii	Western Spirea	#2 Pot	As Shown
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	75	Holodiscus Discolor	Ocean Spray	#5 Pot	As Shown
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	32	Juniperus Horizzontalis	'Blue Chip' Creeping Juniper	#1 Pot	As Shown
	346	Mahonia Repens	Creeping Mahonia	#1 Pot	As Shown
	27	Heuchera 'Bella Notte'	Coral Bells	#1 Pot	As Shown
	130	Athyrium Filix Femina	Lady Fern	#1 Pot	As Shown

KD Planning & DESIGN LTD
ABBOTSFORD OFFICE
400 - 34077 OLIVER AVE ABBOTSFORD, BC V2S 2E9
T: 604.553.8831 F: 604.850.1580 www.kdahn.com
VANCOUVER OFFICE
110-2800 VIRTUAL WAY VANCOUVER, BC V5R 4Y3
T: 604.294.0662 F: 604.294.9066 www.kdahn.com

LEGEND

- CONCRETE WALK
- ROAD DEDICATION
- SOD
- PLANTING MEDIUM
- SPEA AREA
- GRAVEL PATH
- GRAVEL
- PERMEABLE PAVERS
- STRUCTURAL SOIL
- RETAINING WALL
- BENCH
- BIKE RACK
- STREAMSIDE FENCE
- TREE PROTECTION FENCE
- ARBORIST SUPERVISION ZONE
- PROPERTY LINE
- ROAD DEDICATION LINE
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED

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2	24/04/25	RE-ISSUED FOR DP
1	23/12/07	ISSUED FOR DP

ISSUES & REVISIONS:

SEAL:

NORTH ARROW:

NORTH

PROJECT NAME:

ASTRIA PKS

PROJECT ADDRESS:

19723 88TH AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:

LANDSCAPE SPEA PLAN

SCALE:	1:300
DRAWN:	MA
CHECKED:	JT
PROJECT NO:	23047S-L

DRAWING NO: L2 I.3

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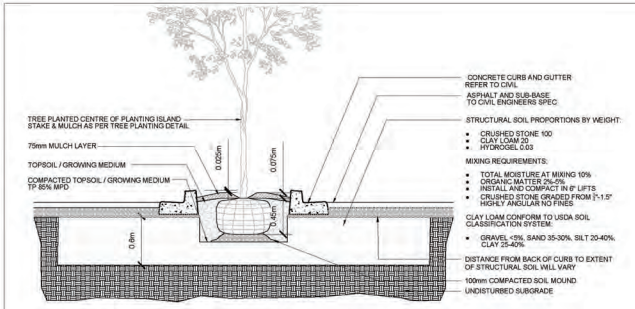
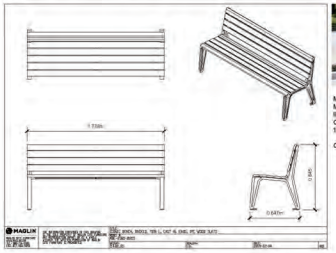


1 STRUCTURAL SOIL N.T.S.



MAGLIN 2300 BACKED BENCH
MATERIAL: IPE WOOD
INSTALLATION: SURFACE MOUNT
QUANTITY: 5
1-800-716-5506

OR APPROVED EQUAL

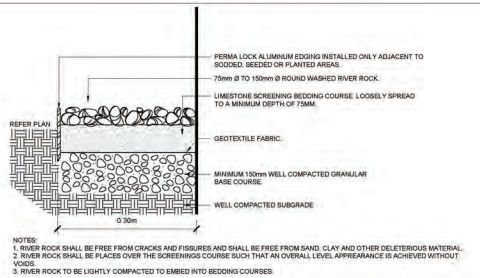
2 BENCH N.T.S.

MANUFACTURER: ULINE
MODEL NUMBER: H-6572
COLOUR: ORION BLUE

QUANTITY: 12

3 BIKE RACK N.T.S.

4 STREAMSIDE FENCE N.T.S.



NOTES:
1. RIVER ROCK SHALL BE FREE FROM CRACKS AND FISSURES AND SHALL BE FREE FROM SAND, CLAY AND OTHER DELETERIOUS MATERIAL.
2. RIVER ROCK SHALL BE PLACES OVER THE SCREENINGS COURSE SUCH THAT AN OVERALL LEVEL APPREARANCE IS ACHIEVED WITHOUT VOIDS.
3. RIVER ROCK TO BE LIGHTLY COMPACTED TO EMBED INTO BEDDING COURSES.

5 GRAVEL N.T.S.

KD Planning & Design LTD
ABBOTSFORD OFFICE
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1152 DAVIE STREET, VANCOUVER, BC, V6E 1B3
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NO.	DATE (YY/MM/DD)	DESCRIPTION
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ISSUES & REVISIONS

NORTH ARROW:

PROJECT NAME:
ASTRIA PKS

PROJECT ADDRESS:
19723 88TH AVE
TOWNSHIP OF LANGLEY, BC

DRAWING TITLE:
DETAILS

SCALE:	AS NOTED
DRAWN:	MA
CHECKED:	JT
PROJECT NO:	230475-L

DRAWING NO: L3 **I.3**

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Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	INFORMATION TECHNOLOGY DIVISION	**FILE NO:**	0810-20
SUBJECT:	WI-FI AND MONITOR FOR THE DEREK DOUBLEDAY ARBORETUM		

The purpose of this memorandum is to provide Mayor and Council the budget estimate to implement Wi-Fi and a monitor within the Rotary Interpretive Centre at the Derek Doubleday Arboretum.

Wi-Fi

To provide Wi-Fi within the Rotary Interpretive Centre at the Derek Doubleday Arboretum, a physical network and a business internet service from a telecommunications provider are required.

Physical Network

To provide the physical network infrastructure for Wi-Fi within the Rotary Interpretive Centre, installation services and equipment are needed: electrical conduit and cabling, network conduit and cabling, a network equipment cabinet, uninterruptible power supply, a firewall/network switch, wireless access points, and finishing work such as wall patching and painting. A budget envelope of $16,000 is required for this portion.

Business Internet Service

A business internet service is required to provide Wi-Fi within the Rotary Interpretive Centre at the Derek Doubleday Arboretum. Commercially purchasable high-speed fibre optic or lower speed copper wire-based (cable) internet services, generally costing under $200 per month, are not available at this location due to the lack of residential and business density in the area surrounding this facility. One telecommunications provider indicated a high-level estimate of $330,000 to do a custom build to bring fibre optic into the facility. Another telecommunications company proposed a 500 Mbps business internet service with a one-time construction cost of $23,600 and an ongoing service fee of $11,600 per year on a five-year commitment. There is no telephone service available at the Derek Doubleday Arboretum and voice communication is achieved using mobile phones.

Other, less common methods, of internet access are LTE cellular and satellite. The Township IT Division does not use LTE cellular or satellite to provide internet services to facilities for corporate and guest Wi-Fi. LTE cellular would cost under $200 per month but have insufficient capacity for the expected usage. For satellite, a budget envelope of $10,000 would be required

for equipment, installation, and first year of service with $8500 per year after the first year. The IT Division has not deployed this type of service and cannot guarantee Wi-Fi will perform in the same manner as other facilities.

Alternative methods of internet access have also been identified such as connecting to Township fibre, point-to-point wireless, 5G wireless, or a customized solution utilizing Township conduit which may reduce some of the construction costs to obtain a high-speed fibre optic or lower speed copper wire-based (cable) internet service from a telecommunications provider. These options will require a higher budget than the satellite option. A budget envelope of $9,000 would be required to engage a network and internet services consultant to investigate all possible alternatives and determine more accurate capital and operating costs for each option.

Given the current limitations in cost effective internet service options at the Derek Doubleday Arboretum, the IT Division will continue to monitor the availability of commercially purchasable high-speed internet services. By doing so, the Township can remain prepared to take advantage of improved internet service options as they become available, reducing the need for more costly, customized solutions.

Monitor

A budget envelope of $3200 would be required for the supply and installation of a wall mounted 65” 4K professional display with a 25-foot HDMI cable allowing for display of content from a laptop.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	FINANCE DIVISION	**FILE NO:**	1705-03
SUBJECT:	2025 CAPITAL PREAPPROVALS		

The purpose of this memorandum is to inform Mayor and Council of the 2025 capital preapprovals that were approved during the 2024 year. The list is attached.

2025 Preapproved Capital

Project Title	Total New Requests	Prior Year's Surplus	DCCs	Capital Works Reserve	Capital Projects Reserve	RCMP Reserve	Debt	TransLink	Other: Fire Equipment Replacement Reserve	Other: IT Reserve	Other: Growing Communities Fund	Other: Recreation Renewal and Replacement Reserve	Other: Internal Borrowing	Other: Contribution from SD#35	Other: Contribution from Tennis Centre	Other: Non-Refundable Deposit (NRD)
Aldergrove Parkade	**8,750,000**						8,750,000									
	8,750,000	-	-	-	-	-	**8,750,000**	-	-	-	-	-	-	-	-	-
Fraser River Presentation Theatre Upgrades	**350,000**	350,000														
RCMP Main Detachment: Building Improvements (R)	**6,700,000**					6,700,000										
Smith Athletic Park: Youth Soccer Campus (YSC)	**78,542,677**						39,267,677						38,875,000	400,000		
Langley Events Centre: Ice and Dry Arenas Facility	**55,944,000**												55,944,000			
Willoughby Stadium: Dedicated BC Hydro Service	**125,000**				125,000											
	141,661,677	**350,000**	-	-	**125,000**	**6,700,000**	**39,267,677**	-	-	-	-	-	**94,819,000**	**400,000**	-	-
Fire Apparatuses Multi-Year Purchase (Two Engines 2025)	**963,000**								963,000							
	963,000	-	-	-	-	-	-	-	**963,000**	-	-	-	-	-	-	-
Equipment Replacements	**350,000**				100,000					250,000						
	350,000	-	-	-	**100,000**	-	-	-	-	**250,000**	-	-	-	-	-	-
Yorkson Community Park: Outdoor Tennis	**1,500,000**				1,100,000										400,000	
Fort Langley Cemetery Improvements	**60,000**				60,000											
Willoughby Community Park: Playground Improvements	**260,000**											260,000				
Willoughby Community Park: South Lane	**350,000**				350,000											
Cemetery Improvements: Murrayville (R/N)	**100,000**				100,000											
Willoughby Community Park: Lighting Upgrade	**695,000**				695,000											
Non-Refundable Deposit Tree Planting	**91,092**															91,092
Willoughby Community Park SE Field Improvements	**1,750,000**				1,750,000											
Willoughby Community Park: Pickleball Court Conversion	**500,000**				20,710						479,290					
Ponder Park Shelter Demolition	**75,000**				75,000											
	5,381,092	-	-	-	**4,150,710**	-	-	-	-	-	**479,290**	**260,000**	-	-	**400,000**	**91,092**
Road Construction Sanitary Sewer Works: Old Yale Road; 216 to Fraser Highway	**1,500,000**			1,500,000												
Sanitary Sewer Design: Fraser Highway 236 Street to 252 Street	**1,000,000**			1,000,000												
	2,500,000	-	-	**2,500,000**	-	-	-	-	-	-	-	-	-	-	-	-
Culvert Repair/Replacement 21400 Block 40 Avenue (R)	**4,840,000**			1,187,500			3,652,500									
Culvert Replacement: 6400 Block of 200 Street	**200,000**				100,000			100,000								
Culvert Replacement: 21700 Block of 16 Avenue	**675,000**				337,500			337,500								
	5,715,000	-	-	**1,187,500**	**437,500**	-	**3,652,500**	**437,500**	-	-	-	-	-	-	-	-
Bridge Rehabilitation: 24800 Block 16 Avenue	**100,000**				50,000			50,000								
Retaining Wall Rehabilitation: 88 Avenue & 208 Street	**85,000**				42,500			42,500								
Road Widening: 86 Avenue - 200 Street to 202 Street (N)	**4,409,000**		2,097,000		1,703,000			609,000								
Intersection Improvements: Fraser Highway and 240 Street	**800,000**		792,000		8,000											
Road Widening: 208 Street 76 Avenue to 81 Avenue	**2,111,044**		1,779,313		17,973											313,758
Road Widening: 72 Avenue and 198A Street	**500,000**		123,750		1,250			375,000								
Road Widening: 80 Avenue between 204 and 212 Streets	**1,000,000**							1,000,000								
Sidewalk Rehabilitation: St Andrews Avenue	**500,000**				500,000											
Road Restoration: Old Yale Road; 216 to Fraser Highway (R)	**6,890,000**						6,890,000									
Fraser Highway Widening: 24300 Block to 24600 Block	**9,900,000**		6,895,350		69,650			2,935,000								
Intersection and Rail Crossing Improvements: River Road and 252 Street	**2,078,080**				2,078,080											
	28,373,124	-	**11,687,413**	-	**4,470,453**	-	**6,890,000**	**5,011,500**	-	-	-	-	-	-	-	**313,758**
Volunteer Residential Water Metering Program	**750,000**			750,000												
Road Construction Water Works: Old Yale Road; 216 to Fraser Highway (R)	**1,600,000**			1,600,000												
Road Construction Water Works: Fraser Highway 24300 Block to 24600 Block	**2,800,000**			2,800,000												
Watermain Design: Fraser Highway 228 Street to 264 Street	**2,900,000**			2,900,000												
	8,050,000	-	-	**8,050,000**	-	-	-	-	-	-	-	-	-	-	-	-
	201,743,893	***350,000***	***11,687,413***	***11,737,500***	***9,283,663***	***6,700,000***	***58,560,177***	***5,449,000***	***963,000***	***250,000***	***479,290***	***260,000***	***94,819,000***	***400,000***	***400,000***	***404,850***

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	FINANCE DIVISION	**FILE NO:**	1700-80
SUBJECT:	DRAFT FINANCIAL PLAN 2025-2029 - RESULTS OF PUBLIC CONSULTATION		

The purpose of this memorandum is to inform Mayor and Council of the results of the public consultation for the Draft 2025-2029 Financial Plan for information.

The 2025-2029 Financial Plan public consultation was posted as an on-line survey with email, telephone, and drop off options. The survey was available for 16 days and was communicated in multiple ways including: a dedicated webpage (Council budget information and consultation options listed), a listing on the public engagement webpage, featured News link and News post on tol.ca homepage, advertisements in two newspapers for two weeks, eNewsletter sent, and multiple social media posts on Facebook, Twitter, LinkedIn, and Instagram using free and paid options.

The survey yielded 211 respondents online (2024: 191; 2023: 171) and 0 paper surveys were submitted. Email and telephone feedback yielded 3 emails and 0 telephone calls (2024: 2 emails and 0 telephone calls).

In addition to the survey information, the on-line platform provided information on budget web pageviews, social media, and eNews statistics during the active survey period. A total of 1,950 pageviews were recorded, up from 1,534 from 2024 and 1,006 in 2023. Social media posts / paid ads (across 4 platforms x 4 posts each) resulted in: 128,755 impressions; 44,968 reaches; and 1,400 link clicks. The eNewsletter reached 4,709 subscribers with 3,307 opens and 81 clicks on the Budget article.

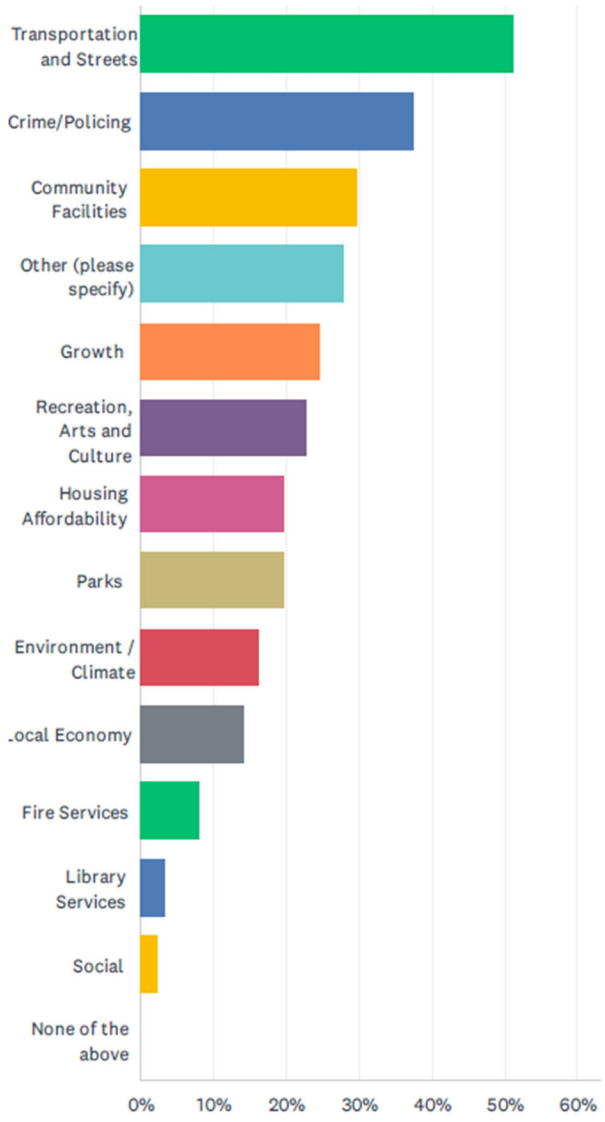
Public input is relevant for Council to consider as they deliberate, however, it should be noted that it is not a statistically representative sampling of all Township residents' views. There are 54,934 folios billed for property taxes in the Township.

DISCUSSION/ANALYSIS:

SUMMARY OF THE BUDGET ENGAGEMENT SURVEY OUTCOMES

Q1. In your view, as a resident of the Township of Langley, what are the three (3) most important issues facing your community that you feel should receive the greatest attention from your local leaders?

- 211 responses received



ANSWER CHOICES	RESPONSES	
Transportation and Streets	51.18%	108
Crime/Policing	37.44%	79
Community Facilities	29.86%	63
Other (please specify)	27.96%	59
Growth	24.64%	52
Recreation, Arts and Culture	22.75%	48
Housing Affordability	19.91%	42
Parks	19.91%	42
Environment / Climate	16.11%	34
Local Economy	14.22%	30
Fire Services	8.06%	17
Library Services	3.32%	7
Social	2.37%	5
None of the above	0.00%	0
Total Respondents: 211		

#	RESPONSES RECEIVED FROM Q1 IN THE CATEGORY OTHER (PLEASE SPECIFY)
1	Hospital
2	Animal welfare
3	Healthcare options (improve Langley hospital and look at city run clinics like Colwood, BC or Orillia, ON)
4	Homeless shelters including washrooms, showers and laundry. Developing long term solutions for this issue.
5	Keeping detached family houses (please don't build more townhouses, condos and high rises!)
6	Youth involvement in crime and criminal behaviour
7	Hospitals
8	Schools. Build more
9	Keeping debt down. Not to spend our children future and interest on debt. We need to find areas to reduce spending
10	Stopping the growth and destruction of Langley.
11	Active transportation
12	Future parking for all new buildings
13	The Fraser Highway Employment Lands
14	Fraser Highway Employment Lands - stopping it
15	Drug problems
16	More hospitals and ambulances for fast growing community
17	Active Transportation (biking/walking)
18	ACTIVE TRANSPORTATION
19	Safe cycling & active transportation
20	We need to put a moratorium on growth; Langley’s rural history is being replaced, making it just another Surrey
21	Dept
22	Active Transportation
23	Building too many condos and townhouses - crowding
24	Dedicated Bicycle Lanes to be implemented throughout Langley
25	Shopping
26	connecting Langley's communities, parks, schools, and major facilities with protected bike lanes
27	Sanitation, streets are garbage ridden
28	the lack of service from tol
29	Active Transportation - filling the gaps in the network so people can get around safely by walking or rolling (bike, scooter, wheelchair, etc)
30	Roads; bike lanes
31	active transit
32	Increasing safe infrastructure for active transportation
33	More localized green space
34	Active Transportation
35	Active transportation
36	Active transportation
37	Lack of safe active transportation. Lack of transit services.
38	Bicycle lanes
39	Active transportation
40	Active transportation

41	Accessibility
42	Require cyclists to be licenced
43	Require cyclists to be licenced
44	Keeping taxes and associated costs, ie water, garbage, SEWER at a reasonable rate for residents. Instead of the Township purchasing property and borrowing money, use finances to keep costs down fore residents
45	Loss of ecosystems
46	Bicycle paths separate from roads
47	Recreation in brookswood thats not hockey related
48	hospital
49	hospital
50	Growth and Housing Affordability.
51	Aging Infrastructure
52	Improved walkability and public transit
53	Road shoulder marking, centre line reflectors, lighting in general.
54	Planning. Don't let developers run this town!
55	MVRD cost overruns
56	Slowing growth
57	Wasteful spending and never ending massive property tax increases.
58	Time for cost cutting and contracting out . Stop duplication of services cut staff
59	Poor planning/overly populated neighborhoods with not enough schools, hospitals, etc.

Q2: Why are these priorities important to you?

- 200 comments received
- These comments are summarized in Appendix A

Q3: If the Township were to adjust service levels downward to relieve upwards pressure on taxes, what services would you prefer those adjustments be made to?

- 183 comments received
- These comments are summarized in Appendix B

Q4: Please provide additional feedback on the budget as outlined.

- 115 comments received
- These comments are summarized in Appendix C

ATTACHMENTS

Appendix A	Budget 2024 Engagement Survey – Question 2 Comments
Appendix B	Budget 2024 Engagement Survey – Question 3 Comments
Appendix C	Budget 2024 Engagement Survey – Question 4 Comments
Appendix D	Budget 2024 Engagement Survey – Emails

Q2 Why are these priorities important to you?

Answered: 200 Skipped: 11

#	RESPONSES	DATE
1	Crime prevention should be top priority it has been getting worse every year and cannot be ignored. Community facilities benefit everyone and jobs are paramount to keeping a city happy vibrant and healthy. People with jobs don't commit crimes at the same rate as unemployed	2/13/2025 10:10 PM
2	The Township of Langley has the rare opportunity to still stop the urban sprawl that Europe is now repairing BEFORE it starts to get worse. Striking a balance and maintaining the rural character of the ALR lands and pushing back at attempts by others (e.g. Surrey, Abbotsford) to put four lanes or more anywhere but Fraser Highway or Highway 1 will be essential in this regard.	2/13/2025 10:07 PM
3	The population has exploded and there are absolutely no hospitals, rec centres, pools, or roads to accommodate them. It has become a mess!!!	2/13/2025 9:19 PM
4	Concentrate on basics.	2/13/2025 9:02 PM
5	These priorities effect daily life	2/13/2025 8:29 PM
6	For a healthier community	2/13/2025 7:47 PM
7	Crime is a growing concern as it impacts community safety and quality of life. Managing growth effectively is essential to ensure that infrastructure and services keep up with the increasing population. Transportation improvements are needed to reduce congestion and enhance accessibility, making daily commutes more efficient.	2/13/2025 7:09 PM
8	There's not enough community facilities.	2/13/2025 6:10 PM
9	Quality of living is suffering	2/13/2025 5:56 PM
10	They effect quality of living .	2/13/2025 5:29 PM
11	Insightful growth and environmental management are critical to the Township's long term viability and the quality of life for its residents. Effective, full spectrum animal welfare is essential to the majority of residents, and the status quo is assumed.	2/13/2025 5:13 PM
12	Cost of housingbandnlocal economics keep rising and the transportation and streets can not sustain the growth in Langley at this timenlet alone the growth to come.	2/13/2025 4:53 PM
13	Lots of homeless people are around in langley. nearby housing complexes, not enough affordable housing in this area. its sad to see people passed out on bus benches, and its not safe because of scattered needles around bus stops. Also transit is very important to students and people who work further away from langley. coming from someone who frequently takes the bus, i shouldnt fear my safety when i go to a bus stop.	2/13/2025 12:03 PM
14	The ability off all citizens to live in safe, affordable places where they have equal access to good healthcare is an important driver for our country and communities. All of the items on the list are important, but I think these 3 are foundational)	2/13/2025 11:33 AM
15	The local economy is vital to having a healthy, safe and growing community. Engaging the local non-profits, churches, City of Langley and businesses to work together on these issues.	2/13/2025 11:27 AM
16	We will soon be lacking in these areas with the massive influx of new residents in Langley and Surrey	2/13/2025 10:52 AM
17	Since this Council took over, they religated Arts and Culture to a lower category in the budget lumping the department into Recreation. They also (secretly) turned down funding offered my the Federal Government for a new Performing Arts Centre, that the prior Council had applied for and was awarded. This Council is funding new soccer facilities for youth soccer clubs that have nearly 50% of youth from Surrey, Maple Ridge and Abbotsford.	2/13/2025 10:16 AM
18	Because when it snows everyone with smaller vehicles can't drive out from 35b to 35 ave	2/13/2025 10:06 AM

	school is open but it's so unsafe getting there so much ice our streets haven't been plowed/salted nothing the walk ways are also so icey /slippery	
19	Commuity facilities, housing affordability, and transportation and streets all play a critical role in quality of life, and will support a strong economy to continue to build a stronger tax base.	2/13/2025 9:11 AM
20	They are the ones that Langley lacks compare to other cities in metro vancouver	2/13/2025 6:59 AM
21	We live in Brookswood. We have a single family home. We have 2 children under the age of 5 who participate in a variety of activities (swimming / recreation) We do not have any facilities in Brookswood that provide such services. We have to travel to Murrayville/ Langley city centre/ Willoughby and walnut grove as spaces are very limited for activities! It would be nice to expand such resources in our own area.	2/12/2025 11:07 PM
22	Want to live in a safe community. TOL growing quickly and roads are becoming more congested.	2/12/2025 10:32 PM
23	Quality of life	2/12/2025 9:48 PM
24	The strain put on the community and local tax payers requires the Township to choose priorities. In my opinion those priorities should reflect and react the basics while cutting out unnecessary and needless expenditures. Those listed above I consider to be "untouchable" and are prime responsibilities of the municipality.	2/12/2025 9:03 PM
25	Building more townhouses, condos and high rises is creating more population, therefore more traffic, less resources, less parks and recreational areas, and more crime. Please keep langley population less, and don't build those structures... we need detached family houses and big yards for our kids!	2/12/2025 6:54 PM
26	Need to be able to work in community	2/12/2025 6:10 PM
27	The increase in crime in the past few years is exponential .The incoming sky train only makes residents more nervous for the ease with which crime can and will increase. Affordability? Our kids cannot afford to buy a place here. It is simply become too expensive for many.	2/12/2025 5:50 PM
28	Residents do not acknowledge speed signs AT ALL. I feel I have to travel faster in order to avoid honking and pissed off drivers who tail gate way too close. As for the roads/streets it is absolutely BS that ripped up due to construction pavements are replaced with very uneven and bumpy and holely paste and stick temporary tar filled patches. Cone on councillors make sure these companies are providing the residents of the township with an acceptable transition. Willowby is a total mess. Why we feel it is necessary to add all these badly built over crowded homes is ridiculous. We will have trouble in the township projects in another five years!	2/12/2025 4:57 PM
29	1. Recreation arts and culture need to be more celebrated to maintain the sense of togetherness in the community. 2. Township does not seem to plan for the future in terms of transport and roadways, but instead seems to plan for “right now” resulting in a never ending battle. 3. With a younger brother with needs (10) in elementary school I should not have to worry about kids in the grade above getting him involved with weapons, “gang” mannerisms and activity, drugs, and swearing. Surprised to even have that as a worry. 4. Lack of medical care and availability for those in need. If I need stitches I now resort to tape and super glue instead of 9 hours in a waiting room. Our roads this year were left untouched until the end of snowfall. Why?	2/12/2025 12:25 PM
30	Because we have an insanely growing population and still the same hospital	2/12/2025 11:01 AM
31	Living better here in Langley	2/12/2025 10:49 AM
32	There is a need to plan ahead because of so much dense building in Langley Twp.	2/12/2025 10:26 AM
33	decrease in crime makes a happier public.	2/12/2025 8:37 AM
34	To protect & keep kids off the streets, homeless people are getting out of hand & aggressive	2/12/2025 8:09 AM
35	More homeless on streets.	2/12/2025 7:39 AM
36	Would like to see more building of community spirit, connections, etc.	2/12/2025 6:24 AM
37	An affordable place to live besides a tent Rapid transit to bring us into the present. It was available Vancouver to Chilliwack 8 years ago Community facilities available for everyone not	2/12/2025 6:09 AM

	just the few that can afford them Growth has to be addressed if we continue to encourage immigration you only allowed me to choose 3???	
38	N	2/12/2025 5:27 AM
39	-We are the 8 highest in population in bc municipalities. -5th highest municipality by debt in bc And 3rd highest debt to population in bc 4 yrs ago we were one of the lowest in bc Stop the borrowing of our future From our children	2/11/2025 11:22 PM
40	Too many houses are being built to destroy the nature. Please keep some places for breathing area to residents more than dense houses.	2/11/2025 10:51 PM
41	Too many houses are being built to destroy the nature. Please keep some places for breathing area to residents more than dense houses.	2/11/2025 10:50 PM
42	Growing number of housing & i feel uncertain that fire & crime has also been increased to cover. Also the health care crisis- 9hr wait in ER when there is a revolving door of alcohol and drug abuse.	2/11/2025 10:31 PM
43	More fundamental in nature	2/11/2025 9:57 PM
44	Safety and affordability.	2/11/2025 9:54 PM
45	Two should be maintaining the basics for the benefit of local taxpayers. TOL residents should have priority access over non residents	2/11/2025 8:40 PM
46	Key needs for a growing community	2/11/2025 8:22 PM
47	Homeless people wandering through our townhome complex picking through garbage hanging out in front of stores, parks, restaurants. I feel unsafe. Side roads need work where pot holes are large. Pavement rough around construction. Economy with USA tariffs, high prices, unemployment, large projects would appreciate Council being mindful people won't have alot of cash for tax hikes.	2/11/2025 8:13 PM
48	With three young children in Walnut grove, the library is lacking. It’s got nice books but it’s not very cute or inviting for families. In this expensive era, it would be nice to have somewhere to go that was free and fun. The library is awesome to go to but does need some updating.Like majorly. :)	2/11/2025 7:19 PM
49	Crime/policing is important because crime is so prevalent in the township all over and many different types of if the police were given a larger budget to hire more officers and split off from patrolling the city of Langley that would provide the township a lot more resources. Growth is important because we are an ever growing city and we need the budget to be able to expand facilities and locations to be able to keep up with the growing population. The budget should go more towards building affordable housing and more schools as current public schools are becoming overcrowded with more and more portables being added and taking away from the kids learning. Housing affordability is very important because the next generation is entering their years of looking to move out of their parents homes, starting their own families but they can’t even though they may have a duel income household they just can’t afford housing because the market is so expensive. Increasing the housing affordability budget is very important to ensure the township stays as a vibrant and bustle hub of the Fraser Valley.	2/11/2025 7:09 PM
50	Growth = tree removal and more roads/traffic Parks = once the green space is built up, it is unlikely to return. The existing parks are not enough for a growing population and are not connected for pedestrians/bikes Transportation and streets = traffic is increasing, more infrastructure to SLOW vehicles, long stretches of straight roads turn into a freeway, streets need to fit vehicles, pedestrians and bikes. Basically accessible for all.	2/11/2025 6:59 PM
51	There is no arts performance centre, just more soccer fields. Environment- decimating all the trees will raise the temperatures in those areas. Stuffing more people into Langley while only providing a handful of grocery stores for more and more people to shop at, doesn’t benefit anyone.	2/11/2025 6:12 PM
52	safety is so important and keeping safe while Township grows is important	2/11/2025 6:11 PM
53	Transportation through the Township arterials have made everyone’s lives a living nightmare and increased traffic congestion causes extensive mental health issues with traffic stress and anxiety.	2/11/2025 5:56 PM
54	The growth of the township seems to not take into account that our roads , schools etc	2/11/2025 4:56 PM

	CANNOT sustain the growing population! 200 street, hwy 10, Fraser Hwy, 48th Ave are clogged all the time. Not to mention Willoughby is a mess with NO off road parking for the additional cars from suites!	
55	The community is growing and these are necessary elements	2/11/2025 2:24 PM
56	1) To ensure residents have an opportunity to travel in a way that helps them exercise 2) To de-silo communities so people get to know their neighbours 3) To cut down on ToL's increasing levels of debt that service expensive roads intended for cars	2/11/2025 1:54 PM
57	We need more police to help with all the crime. More thought put into cleaning up parks and removing the drugs and homeless people	2/11/2025 1:37 PM
58	I feel area south of 24th Ave should largely remain undeveloped. It has always been rural which is why most of us moved here. Area behind new firewall was supposed to be left green. Don't believe that us still the plan. We have so much wildlife, I don't know where it's supposed to go.	2/11/2025 12:39 PM
59	We need to provide services for the people we have, not add more infrastructure and housing to increase the TOL population with poor community resources.	2/11/2025 12:01 PM
60	2000-4500 new condos and townhomes BUT not enough off the street parking ; and it will spll over to war!!	2/11/2025 11:42 AM
61	I commute from Walnut Grove to Murrayville for work. I would like more or expand natural parks for walking, running, biking. I support more police officers, but as well means of removing and helping homeless/addicts and mentally incapacitated people from our streets	2/11/2025 9:10 AM
62	The Fraser Highway Employment Lands are important to me because the boundaries created for the development have included newer homes that do not want to be next to industrial properties. There are many people who live in this area who are opposed to this development. This plan need to be revised to keep the residential properties not on Fraser Highway out of this proposal.	2/11/2025 8:28 AM
63	The most basic of infrastructure that every resident needs has fallen behind.	2/11/2025 5:57 AM
64	Driving through Langley has become impossible over the last 10-15 years along with the degradation of the environment . (With the exception of a few months in 2020)	2/11/2025 2:17 AM
65	A significant number of residents in the proposed FHEL area are deeply concerned about the impact this change will have on their property values, quality of life, and the environment. The plan appears poorly conceived in terms of boundaries, as it includes numerous newer homes built on stratified lots. The township has previously approved many lot stratifications in this area, leading to a surge in new residential development. Now, abruptly changing the zoning for homeowners who have invested in this community feels like a betrayal. Introducing industrial zoning will drive up land values, subsequently increasing property taxes, while simultaneously devaluing homeowners' investments. Selling a property adjacent to industrial operations for residential use will be extremely challenging, and converting these smaller, stratified lots into viable industrial properties will be equally difficult due to their size and shared ownership structures.	2/10/2025 11:25 PM
66	With the increase of families, we spaces where we can connect as a community. The 2 recreation centres and 2 pools for this whole city is way overcrowded and the staffing is always short.	2/10/2025 11:08 PM
67	Schools need more buses, more streets need road humps to slow drivers e g 196st between 68 Ave and 72 Ave. More indoor soccer facilities - kids have been without soccer for the past month due to freezing fields and snow. More swim classes	2/10/2025 8:27 PM
68	All under sized, under staffed and under funded for many years. Although council is doing a great job with catchup, there’s still a ways to go	2/10/2025 8:25 PM
69	Growth is happening so quickly and outpacing services. It also seems like a lot of money is being spent and I worry we'll have a huge tax increase sometime.	2/10/2025 5:54 PM
70	The safety of our community and the hope our children can afford a house and have a family...	2/10/2025 5:22 PM
71	How many more years is Woodward going to leave utility poles up on 200th and 208th so extra lanes can’t be used	2/10/2025 5:01 PM

72	I am a longtime Langley resident who is not happy with how we are developing transportation infrastructure by prioritizing cars over people. When we design for people, we also design for the planet.	2/10/2025 1:22 PM
73	Traffic has become ridiculous here. We are building all these new high rises and townhomes, but aren't dealing with the additional need for more roads to allow people to move around. The highway exits are bottlenecked as well and need to be redesigned	2/10/2025 9:15 AM
74	Environmental degradation and collapse will impact the all other elements of quality of life, including what the Chamber of Commerce deems most important - the Economy. We are facing major costs repairing infrastructure damaged by the latest environmental variable - atmospheric rivers, which damaged a number of culverts in the Township. Yet the current decision makers think its more important to build multi-million dollars parking lots at sporting arenas?!? Nature bats last! How Growth is managed has a major impact on quality of life and the environment. More financial attention needs to be paid to encouraging and supporting active transportation. Travel congestion is increasing in the Township and some routes, like 200th Street are virtual parking lots 12 hours a day. The Township cannot build itself out of congestion, so the alternative is to move people to alternative modes of travel... walking, rolling and cycling. And these need safer infrastructure to protect them from the motorized traffic. This also means assigning funding to remediating existing infrastructure such as maze gates and bollards which currently prevent cargo bikes, trailers and mobility devices from passing through. (dont see any funding for this in the budget, even though its has been brought to Township's attention as a barrier to active transportation). Considering that the Township is developing a Transportation Management Strategy, why is funding for Transportation currently doing the same ole, same ole strategy of road expansion and parking lot maintenance???? There appear to be no progressive movement in this budget to address the environmental, and social impacts of the traditional modes of transportation - the single occucpancy internal combustion engine vehicles.	2/10/2025 8:33 AM
75	I want Langley to be a place that is good for families to live. We need programs, parks, treed areas where kids, teens, and parents can have things to do. Under lying all decisions should be about fighting climate change.	2/9/2025 8:30 AM
76	Taking care of and enhancing these areas benefits our quality of life in the community now and for generations to come. For transportation, I mean safe shoulders for cycling lanes and sidewalks and paths for walking. For parks, I mean trail improvements and biodiversity enhancements. For Climate, I mean putting into action more of the recommendations in the Climate Emergency plan and Sustainability Charter.	2/9/2025 8:16 AM
77	With two young kids, we are highly dependent on these city services.	2/9/2025 8:05 AM
78	Safety of citizens should be #1 Density is too wild. Need parks and livable areas Finish the main arteries and commuting streets	2/8/2025 11:25 PM
79	Local economy effects all of us, also lower property taxes immediately	2/8/2025 10:09 PM
80	Safe liveable community, especially safe from crime. Would like police that address and are responsive to local issues.	2/8/2025 6:12 PM
81	Add to quality of life.	2/8/2025 1:28 PM
82	Lack of connected green spaces and very poorly planned streets/transportation frustrates our family on a daily basis. Any infrastructure upgrades and planning should have environment and climate adaptation in mind due to climate change.	2/8/2025 9:55 AM
83	Many streets with schools and inadequate traffic control, signs don’t work, we need speed bumps in front of schools. Community services, especially activities are sorely lacking for the population. We have to go to other municipalities to access swimming lessons and other activities.	2/8/2025 7:21 AM
84	To create sustainability and a functioning urban setting	2/8/2025 7:08 AM
85	Langley’s large tracts of farmland and open skyline used to be majestic. Too much growth is spoiling Langley	2/7/2025 9:52 PM
86	Community safety. Our RCMP are grossly understaffed especially with our rapidly growing population thanks to all the townhouse developments and huge rental investments inventory.	2/7/2025 9:26 PM
87	We are way over borrowing and spending. Wildley	2/7/2025 8:24 PM

88	As a long time resident it is increasingly difficult to exist without a car. Being strapped with extremely high costs, and trying to opt for active transportation to improve quality of life and reduce costs results in risky routes where motor vehicle drivers are more aggressive and safe/protected bike lanes are basically non-existent. My entire friend group plans on moving somewhere walkable and bikeable. It has become apparent cars are the priority in Langley.	2/7/2025 9:34 AM
89	Public safety. More effort on plowed streets and fix roads	2/6/2025 8:35 PM
90	Moving around the TOL has been increasingly difficult in North Langley particularly due to lack of infrastructure- as we grow we need to ensure we are supporting our emergency services.	2/6/2025 7:43 PM
91	Good health reduces medical issues and doesn;t stress the medical system,	2/6/2025 7:30 PM
92	208 now looks like a massive overcrowded city. And roads are and will be unable to handle it all	2/6/2025 6:45 PM
93	Quality of life Recreation time	2/6/2025 4:25 PM
94	Live and Work in Langley using Bicycle for Active Transportation	2/6/2025 4:23 PM
95	Development of townhomes and apartments needs to be limited. Not long ago you could register your kid for swimming lessons, find a parking spot at Costco with ease and register your child in school (without needing portables) knowing there would be a place for them. Now everywhere is overcrowded, the grocery store is gridlocked, my child can’t learn the basic life skill of swimming and even private schools are filling to max capacity.	2/6/2025 2:29 PM
96	They are link to continue sustainable and livable city growth	2/6/2025 9:45 AM
97	They are the ones that have been neglected most.	2/6/2025 8:19 AM
98	Traffic congestion and teenager needing public transportation. Big supporter of community sport.	2/6/2025 1:15 AM
99	There are not enough programs in our community for kids to participate in. My child wants to take sculpture classes and volleyball in rec centres and there used to be preteen dances. When you go on parks and rec, there is not much for kids over 9yrs old…. They have nothing in the community so they get into trouble…. Look at all the issues we have with kids 10-17yrs old these days. There is nothing for them to do or stay busy or feel like part of their community.	2/5/2025 11:15 PM
100	Population growth has outstripped housing supply and infrastructure, making it hard to raise a family here	2/5/2025 10:25 PM
101	We seem to be growing out of control. Willoughby is a disaster.	2/5/2025 9:49 PM
102	Connecting Langley's communities with protected bicycle lanes/MUPs, will meets active transportation and climate action goals, as well better connecting communities and providing safe recreational opportunities for residents and families. Making these connections would also help draw visitors to the communities and businesses.	2/5/2025 8:53 PM
103	Affect my day to day the most	2/5/2025 5:03 PM
104	Middle class feels like it’s being phased out. Lots of drugs and homeless makes you feel unsafe. Renting can be easier than buying but not by much. Even in areas with new buildings there’s garbage and dog feces. People have just given up. It would be nice to see the odd police car drive by, it would also be nice if the garbage collectors would take ALL the garbage too. You would think living in an apartment area at almost $3000 a month might look a little neater and safe.	2/5/2025 4:41 PM
105	As a retired senior I want to continue to feel safe. Langley historically has been a safe community but I feel we are loosing this in the 35 years of being a resident.	2/5/2025 2:41 PM
106	If we can't afford to live here, the rest of the budget doesn't matter what you spend it on, we will be forced to move to a different city or province. So housing affordability would be my number 1. There are many young families so parks and rec options are fantastic and affordable. Rec programs keep kids busy and off screens and out of trouble (ie crime goes down) The environment/climate is our future but also our "here and now" snow/floods/fires/heat domes. We need to protect our environment	2/5/2025 1:24 PM
107	Because non of them are enough to cover people who lives in	2/5/2025 12:25 PM

108	the mismanagement of the ft langley and brookswood wells. buy watering without redundancy in place is irresponsible. The closing of the gyms in the two a most highly populated areas of town for private sports team. the growth the service already provide is weak at best how will it improve if you want to downturn the service	2/5/2025 10:21 AM
109	We need to grow our capacity to care for our planet, which requires green businesses, spaces and activities that build our positive impact on our community.	2/5/2025 9:47 AM
110	I think council is most directly responsible for these areas. In short, council decisions have the biggest "bang-for-the-buck" in these areas. I also think that much of the public's concern about density and population growth are rooted in an overwhelmed transportation network. I think making transportation in the Township better will alleviate many concerns about population growth. I feel similarly about Parks and Rec/Arts/Culture - those services must keep pace with the growth.	2/5/2025 9:28 AM
111	Too much unaffordable building with not enough infrastructure, too many trees being removed and not enough parkland. Roads are a mess no line painting and all pot holes.	2/5/2025 9:23 AM
112	People need to feel safe in their communities, fire services are a critical service and recreation and the arts offer something for everyone	2/5/2025 8:10 AM
113	We need to get people out of their cars and choosing more sustainable modes of transportation. They won't do that if there isn't a safe alternative. That safe alternative needs to also FEEL safe. Separated cycling and walking facilitates that allow you to go from A to B without being dumped onto a car travel lane are needed. TOL has made some good progress, but it's not connected.	2/5/2025 8:01 AM
114	Car traffic needs a dedicated roadway, East to west, Free from trucks	2/5/2025 2:41 AM
115	Creating a "community" that is livable, walkable, bikable, and open/accessible to all	2/5/2025 12:04 AM
116	The Township continues to expand streets, spending more and more on roads and road maintenance. All this does is increase and incentivize driving. With our rapid pace of growth we are headed for gridlock. Meanwhile we have a climate crisis on our hands and need to increase active transportation. Where is that priority? What happened to our Climate Action Strategy and Big Moves to increase active travel?	2/4/2025 11:27 PM
117	I have to drive 20+ mins to find a park !	2/4/2025 10:21 PM
118	They have all been neglected. Langley is growing rapidly, but transportation options are poor and community services are lacking. Parks seem to be forgotten about completely as Langley grows	2/4/2025 10:05 PM
119	Support Langley Families first!	2/4/2025 9:29 PM
120	Transportation around the Township of Langley is virtually impossible in anything but a vehicle. The lack of active transportation options is bad for the environment and causes congestion. The Willoughby area is far underserved especially with community infrastructure.	2/4/2025 9:24 PM
121	Langley has been lagging behind for years while other regions have expanded their active transportation options. As a young adult in Langley this is the number one thing I hear from others about living here - that it's a drag that you can only get around in a car. It hurts our quality of life, and clogs our roads. I don't want a city that's quick to drive through, I want one that is pleasant to live in.	2/4/2025 9:00 PM
122	Congestion is rapidly increasing and we need to find ways to alleviate this. As well as being more healthy and better for the environment. It's particularly striking that there is zero bike lanes to Willowbrook mall, to or from, in any direction	2/4/2025 8:58 PM
123	I’m a cyclist and transit user by choice. I have a pickup truck but prefer cycling and/or transit when possible.	2/4/2025 8:26 PM
124	We need more green space I bicycle a lot and traffic can be atrocious I play a lot of pickleball	2/4/2025 8:18 PM
125	I am retired and an avid environmentalist. I also use my bike to get around as much as possible and would like to see safer routes in the Township.	2/4/2025 8:18 PM
126	I like that there are different communities that make up the Township of Langley, but I don't like that my only option to get to these places is by car. But there are too many gaps in my routes	2/4/2025 8:14 PM

	between places like Fort Langley and Walnut Grove, or Murrayville and Brookswood to feel like I can travel safely.	
127	Climate and Environment for obvious reasons. We need to make sure all planning is done with climate change in mind. Arts and Recreation because life is boring and we need to be able to connect both socially, spiritually, and physically for our health. Transportation and roads because we're growing in numbers and need to be able to move everyone around effectively.	2/4/2025 6:25 PM
128	With all the growth from all communities, Aldergrove doesn't have the roads to accommodate what's to come. Better infrastructure is needed to make sure access routes to the highways is sufficient not for the population right now but for the future.	2/4/2025 5:10 PM
129	I've had some break in's in my area. I need better recreational facilities in Willoughby for seniors and I would like a physiotherapy centre in the new Willoughby Recreation center not 🚫 enough for the senior community and need better transportation to Maple Ridge and putt Meadows.	2/4/2025 3:43 PM
130	City is growing and over the capacity	2/4/2025 1:32 PM
131	There is no arts centre or theatre in Langley for the community. This is long over due. Roads are a disaster. They do not get plowed, I have replaced 3 tires due to poor road maintenance within a few blocks of my house - which is near two schools! In 17 years of living in our neighborhood, potholes have only ever been patched and roads have not been paved. Development in Langley is out of control given the infrastructure. Willoughby (where I grew up) is now a place I never want to go due to the ridiculous density. It appears that Brookswood may be headed the same way. The kind of development we are seeing destroys the beauty of rural or semi-rural living that drew people here in the first place. While I understand the need for development, the infrastructure has not kept up.	2/4/2025 10:30 AM
132	Following are needed to cater to increased population and better quality of life: 1) upgrade library to current standards and quality. 2) More tennis courts are needed. 3) Many streets are dark and broken e.g 84 Avenue road from 200St to 201A St. it is a mishap waiting to happen. And, street parking along 84Ave opposite McDonalds should be a right turn lane. That stretch should not be a parking.	2/4/2025 7:25 AM
133	Public safety is important and we need to feel safe. TOL taxpayers should not be supporting City policing costs. Furthermore the rapid growth in the township has brought more population and we have to ensure adequate emergency services are available. Current roads cannot handle the growth in traffic. 200 is a great example of congestion during peak times. Skytrain will bring relief however will open community to more access to transients.	2/4/2025 6:44 AM
134	These most impact daily life	2/3/2025 11:08 PM
135	Build the infrastructure before the massive developments so you don't inconvenience existing residents and make commutes a nightmare.	2/3/2025 7:28 PM
136	To address the needs of our growing community	2/3/2025 6:29 PM
137	Residents are paying for bike lanes and most don't follow the rules. Let them ride on the streets Clean out bike lanes	2/3/2025 6:13 PM
138	Residents are paying for bike lanes and most don't follow the rules. Let them ride on the streets Clean out bike lanes	2/3/2025 6:13 PM
139	I'm an arts worker. Arts funding is always the first to be cut in austerity, and it's already underfunded from freezes and half-completed promises of restoring funding to previous levels.	2/3/2025 4:27 PM
140	Willoughby is the reason. Roads are awful, need another pool and more schools. Growth seems to be happening at the expense of green space.	2/3/2025 9:52 AM
141	To keep living affordable, to be able to raise a family and live in Langley	2/3/2025 8:48 AM
142	Safety is #1. Congestion on roads passes everybody off. Money makes the world go round....supports future generations.	2/3/2025 7:06 AM
143	Because Langley has to many people as is can't go anywhere on Saturday or Sunday	2/3/2025 6:03 AM
144	Because they make or break our community and home. Policing: lack of control of our streets and homeless population has significant financial strain on the community 2. Growth, we have vastly underestimated the growth of putting in the towers that have been approved and the	2/3/2025 5:25 AM

	school/community facilities. 3. Transportation; again, the burden of the population on our township and the roads has been underestimated and thus our roads/infrastructure cannot handle burden of population at this growth rate.	
145	We are paving everything in my neighborhood. Tragic loss of trees and nature. It's criminal to steal so much .	2/2/2025 7:34 PM
146	Health	2/2/2025 6:45 PM
147	Growth is happening too quickly. Yes it needs to happen, but it appears to be out of control and like there is no way streets, services, and other support will keep up.	2/2/2025 6:19 PM
148	Public safety has to be paramount	2/2/2025 6:12 PM
149	City with all needs	2/2/2025 2:57 PM
150	Too many trees are being removed for housing resulting in worse air quality.	2/2/2025 2:14 PM
151	The area is densifying so fast that the streets are getting clogged with vehicles and lack of parking. The only folks who are affording homes seem to be coming from China so one wonders if this money is legit. Seems to be elements of criminal activity that are seeping into a once very safe community hence policing will be crucial.	2/2/2025 10:29 AM
152	The roads are wrecking our cars and repairs are unattainable due to no money. I use Tims community centre because all the George Preston area seems to be non senior focused and yet we have paid taxes the longest I feel Brookswood has been forgotten and we have the most personal expenses with our own septic. I feel forgotten and there was a time when my BC Box house was huge looking and now its dwarfed by the new builds with no yards.	2/2/2025 9:55 AM
153	i noticed in the past 10yrs living in here, houses being built rapidly, but almost no plan given to our streets, traffic jam everywhere, more people are speeding and yet no speed bump, no police. and good luck lining up in emergency.	2/2/2025 8:37 AM
154	more and more houses got built, but streets, speedbump etc are being done after thought, not to mention hospital capacity.	2/2/2025 8:30 AM
155	Traffic congestion is ridiculous. Need left turn lane and 202 and 62 ave behind Walmart. There also needs to be a right turn lane from 62 ave onto 200st. Frankly 200st needs to be widened. Lots of lines need repainting, and put speed cameras on the speed flasher signs. Put speed and redlight cameras at more intersections. You should see how they do it in Edmonton/Spruce Grove/Stony Plain, AB, and people drive the speed limit there! I enjoyed my driving there so much this past Sept when we went for a wedding. Speed cameras everywhere, and by the book driving it was amazing! There are not nearly enough rec activities/spaces available and still no options for hosted birthday parties like pre-covid. Surrey (yes it's bigger) has way more options and spaces. Dispropotionately so and they do hosted birthday parties. Example if I want to go to public skate I either have to go by myself during the day (assuming I have a week day off) or speed my way to Aldergrove Rec to get a decent amount of ice time in with my kids. It's limited if anything on weekends. I know there's lots of lessons happening but if public can't skate then what's the point? The only other thought is easier access to parking around some libraries like Muriel Arnason. More mental health services need to be available and needs to be advertised. We have some, but I'm told the waitlist is quite large. I've also learned that (this is more of a FHA thing) a lot of people don't know there is a website to look at ER wait times. Also, Langley NEEDS a bigger hospital. The one is Cloverdale isn't going to offset anything by the time it's built. LMH has been stuffed to the gills since October. I also know of a refugee family in Langley with 8 kids and 2 parents, dad is unable to work and they can't find anywhere to live! No one will rent to them at a rate they can afford. It's ridiculous. Shouldn't be allowed to say no based on numbers unless it's unreasonable. A 4-bdrm space should be reasonable and appropriately priced for them. Not only that, I'm a single mom of 2, I work a good paying job and I can't afford to rent or buy a 2-3bdrm place.	2/1/2025 11:30 PM
156	Every other box option is obviously sufficient.	2/1/2025 7:25 PM
157	These services are absolutely essential to most taxpayers including me	2/1/2025 3:02 PM
158	Because the roads are a mess. 96th Ave should have been double years ago.	2/1/2025 11:53 AM
159	TWP is growing far too quickly and there are not enough facilities to keep up	2/1/2025 10:36 AM
160	The township is greatly lacking in community centers such as pools, gyms and parks. There is	2/1/2025 10:08 AM

	a continued push for massive gains in population but no attempts at matching the gains with needed recreation	
161	Public safety in this day and age is paramount. The township is growing at a very fast pace and I feel that council is failing to acknowledge or fund for more police officers.	2/1/2025 9:36 AM
162	As willoughby has expanded, services have been removed and not added. Pool and rec centre were overcrowded and with the removal of the lec gym, there is no where to go for many people. Many people can't afford the higher prices charged at non city facilities, and when it comes to swimming or swimming lessons there are no other options available. Do better. We need a new pool 10 years ago. Stop adding soccer fields that no one cares about and provide the ice/rink and pool times the community desperately needs	2/1/2025 9:05 AM
163	1.) We need more housing, but fees on development can prevent it being built. 2.) More natural greenspace (trees/forest) is good for people and enviroment, rather than turf sports fields! 3.) reduce traffic by buildimg roads and providing parking.	2/1/2025 9:04 AM
164	They involve social wellbeing for residents	1/31/2025 10:11 PM
165	With growth comes the need for space for parks, better roadways and more policing for crime. Growth should be looked at as enhancing the neighborhood. Unfortunately, developers come in with a big ideas to make the most $$ of the their development, but they don't live here. They build, then move on to the next project.	1/31/2025 9:25 PM
166	Because they affect my living in this city. So that I don’t have drive to another city for services	1/31/2025 8:45 PM
167	Safety and security	1/31/2025 5:46 PM
168	Safety Ease of travel Shelter for all	1/31/2025 5:36 PM
169	Community facilities are much needed in our fast growing City. If less of our paychecks are going toward housing we’d have more money for everything else. Improving walkability and public transit means less traffic and wear on our roads for those who need/want to drive and other, good options for those who need/want to use other methods of transportation.	1/31/2025 4:47 PM
170	Crime - want to live in a safe neighborhood. Housing- want to be able to continue to live in my home and not be taxed out of it. Transportation- need decent roads to be able to get around safely.	1/31/2025 4:31 PM
171	Dangerous.	1/31/2025 1:55 PM
172	As a family of 5, there are a few high priority items that are a concern for us: 1. Due to growth - lack of tangible resources such as; expanding and re-constructing schools, lack of more community centres for swim lessons in particular. 2. We live in walnut grove and crime has gone up. The community is no longer safe with housing that is provided for those who are homeless. For example, last summer along the greenbelt there was a homeless person passed out with a needle next to him. We live on 204 &96. That is a huge safety concern for all kids who go out to play. 3. We need to stop paying for on-going maintenance and upkeep of the flowers and plants that are in the meridian dividers. A simple solution is to just pour concrete 4. There needs to be more resources and facilities for families 5. Currently I feel my taxes for school is a waste since there is no expansion of my kids school (DPE - Dorothy Peacock Elementary). It is busting at the seams. It needs to be gutted and re built to keep up with the growth. We have had an issue there before where a fleeing criminal entered the school and was in the girls bathroom. What if this person had molested a child. No one is taking accountability. We need a new school with cameras and secure scan for entry and exit Thank you	1/31/2025 1:16 PM
173	Fire services and hospitals are a priority to make sure they can maintain their level of work with the increase in population. Recreation, arts and culture should be prioritized as that's how we live and celebrate. It's not living without art, it's just surviving.	1/31/2025 11:11 AM
174	We are allowing developers to mow down trees and build neighborhoods with no parking, no decent street access, and no thought as to how all these extra families can access schools and healthcare	1/31/2025 7:35 AM
175	The roads are over crowded and some intersections desperately need traffic lights	1/31/2025 5:59 AM
176	Because I constantly worry that I am *this* close to losing my kayak berth at the boat house in Fort Langley due to lack of space. I would like for others who do not drive to be able to own	1/31/2025 1:36 AM

	and store a kayak at the river, too.	
177	In order to having a common culture, the community facilities should organize more workshops, art classes for women and children. In modern life, people are getting more individualized. To remain as a community, there should be more workshops, community events organized.	1/30/2025 11:41 PM
178	Langley is not keeping up with infrastructure from the population growth. Streets are often jammed. Bus service is limited. Signing up for a program in community centres are very competitive that it is so easy to miss the opportunity.	1/30/2025 9:27 PM
179	Crime is way out of hand, the repot given to council from the RCMP on crimes committed in the TOL are only the ones that are reported, I know many of my neighbours do not report anything anymore because nothing is done to the criminals, so these statistics are not accurate. The fire department is years behind from past administrations lack of infrastructure investment, sad that this administration is getting called out about this investment ,very pathetic Anonymous people complaining about this.	1/30/2025 9:21 PM
180	Because we are being taxed out of homes. My property taxes going up 4.5% is ridiculous. We have an avg home and make a middle class income. To have our taxes almost double in our 10 years living here is unacceptable. The township should not be spending money on wants, and should be charging developers / business more.	1/30/2025 8:40 PM
181	Too many people and lifestyle quality has gone down.	1/30/2025 8:09 PM
182	cuz	1/30/2025 12:22 PM
183	Having a quantity of apartments built for sale does not provide homes for residents if they cannot afford to buy them so affordable homes. If adequate recreational facilities are available for children, youth, adults there will be less of a need for policing and medical services. Residents need to feel safe in their community so policing is of extreme importance.	1/30/2025 12:19 PM
184	If 4 were allowed would have added 'housing affordability. Those four are the key pillars to developing a community, the others are side issues.	1/30/2025 12:02 PM
185	The Township is quickly turning into a condo-mania concrete jungle. We are stuffing a lot of people in without providing the necessary parks and green spaces to live.	1/30/2025 9:58 AM
186	We are expanding population faster than infrastructure can keep up.	1/30/2025 9:20 AM
187	Road infrastructure has not kept up with the growth happening. I'm glad council is moving on road upgrades but we should've done it years ago. Transit service needs to be increased to accommodate the growing population. Metro Vancouver cost overruns are a concern. Why does the North Shore Wastewater Treatment Plant cost so much and why are we paying for it?	1/30/2025 9:11 AM
188	Need em to stay safe	1/30/2025 8:56 AM
189	Because I'm tired of seeing crime, poverty and drug usage so open and promement.	1/30/2025 8:33 AM
190	Improve everyday life for everyone	1/30/2025 7:06 AM
191	Trees are being decimated, density is increasing at a rapid pace which is going to quickly overwhelm roads and amenities.	1/29/2025 9:52 PM
192	Property is unaffordable, police need to enforce driving policies, BC has the worst drivers I've ever experienced.Transportation for me is the noisy train horns waking me up every night several times, I have decided to move away from Langley to somewhere quieter and affordable goodbye	1/29/2025 9:48 PM
193	If the spending doesn't somehow get addressed a household property tax bill is easily going to escalate to $1000.00 per month or $12,000.00 per year in ten years from now but likely even earlier. All because of waste and incompetence.	1/29/2025 9:11 PM
194	Safety first.	1/29/2025 8:02 PM
195	To boost the Townships ability to draw people to visiting and living	1/29/2025 6:32 PM
196	We are being bled by taxes to apease fire unions and government salarys and benefits	1/29/2025 5:27 PM
197	New developments are being created with hardly any forethought by our Planners about the added burden on our ONLY hospital,the burden on our school district that can't keep up with	1/29/2025 4:26 PM

	student enrollment, and the burden on our communities amenities. It's a rats race to get children into swimming lessons that fit into a working parents schedule	
198	As a young family, it is important to see our municipality take climate action. Climate change will be our and our kids generations biggest challenge to overcome to ensure future generations can live in our community without threat of severely increased temperatures, wildfires, flooding and other calamities.	1/29/2025 4:20 PM
199	It seems that we have been very focused on growth in the TOL with little emphasis placed on infrastructure - roads, schools, parks, safety.	1/29/2025 4:10 PM
200	EV charging, more parks and property planned shops between condos, parking	1/29/2025 3:44 PM

Q3 If the Township were to adjust service levels downward to relieve upwards pressure on taxes, what services would you prefer those adjustments be made to?

Answered: 183 Skipped: 28

#	RESPONSES	DATE
1	Arts and transportation	2/13/2025 10:10 PM
2	Would prefer instead simply collecting proper fines for all the bylaw infractions on rural properties (truck parking, RV parking etc. is out of control) which can fund the shortfalls.	2/13/2025 10:07 PM
3	Arts, culture, support for low income and drug addicted people/	2/13/2025 9:19 PM
4	Recreation, there has been over investment at LEC. Arenas and turf fields benefit a very small portion of community.	2/13/2025 9:02 PM
5	Library services.	2/13/2025 8:29 PM
6	If the Township needs to reduce service levels, I would prefer adjustments be made to non-essential or administrative expenses rather than core services. Efforts should focus on improving efficiency in government operations, reducing redundant programs, and prioritizing essential services like public safety, infrastructure, and transportation.	2/13/2025 7:09 PM
7	Arts/culture	2/13/2025 6:10 PM
8	Township staff numbers	2/13/2025 5:56 PM
9	Social, community, arts and recreation	2/13/2025 5:29 PM
10	Local economy should be supported, but not subsidized.	2/13/2025 5:13 PM
11	Housing, local economics and creating more infrastructure to sustain the growth in Langley	2/13/2025 4:53 PM
12	thats hard. im not sure.	2/13/2025 12:03 PM
13	Is there anything in TOL that is over-funded? I use the park trails and am always impressed by how well cared for they are. I think they are important. Could we ask citizens to help care for trails to save some of that budget? (This sounds like a dumb idea - I honestly don't know where I would cut. It's a hard choice to reflect and understand the diverse needs of all citizens.)	2/13/2025 11:33 AM
14	Until you get item 2 to work together I don't have enough information to answer this question.	2/13/2025 11:27 AM
15	Taxes are an issue because the tOL has grown way too quickly. Make a 10 year plan and stick to it.	2/13/2025 10:52 AM
16	Athletic parks and infrastructure. Wasteful spending there. We also don't need all these full time firefighters who play video games all day. Such a waste to move away from Volunteer Firefighters to all Career Fighters. Our former Fire Chief Gamble received all sorts of awards for our Fire Services, yet on the first day of this Council he was insulted by a blowhard Councillor (former fire fighter from another city) Chief Gamble resigned.	2/13/2025 10:16 AM
17	Library services, economic development	2/13/2025 9:11 AM
18	Social	2/13/2025 6:59 AM
19	I would prefer the township keep our taxes at the current rate. We need support in many areas. I think we have to take into consideration that the sky train will bring a considerable amount of attention to our city and surrounding areas. Homeless population/ crime will ultimately increase. We need to focus on keeping our streets safe for our community ! Our parks need to be upgraded for our children (especially in the Brookswood location…. We need to insure these areas (wooded) are patrolled frequently by city by law officers and that encampments are not permitted. As drug paraphernalia is often found in these areas! Parents are constantly	2/12/2025 11:07 PM

	cleaning up discarded needles and drug paraphernalia. This will only get worse if something isn't done to reduce the homelessness in the surrounding area.We need to think proactively instead of reactive! Our population is growing in Brookswood area. We need to embrace the natural beauty of this section of the township and work as a community to make it flourish !	
20	Parks soccer fields and arenas.	2/12/2025 10:32 PM
21	Transit	2/12/2025 9:48 PM
22	Anything not related to the core duties of the municipality.	2/12/2025 9:03 PM
23	Growth! We don't need to grow in langley. Please preserve what we have...	2/12/2025 6:54 PM
24	social, environmental	2/12/2025 6:10 PM
25	Funding for environment and climate does not need to be a priority . . . we are being taxed to death by our federal and provincial governments in this area.	2/12/2025 5:50 PM
26	Service? What service?	2/12/2025 4:57 PM
27	Hospitals	2/12/2025 12:25 PM
28	Environmental and climate, social, housing affordability	2/12/2025 10:49 AM
29	Growth	2/12/2025 10:26 AM
30	debt should be lowered. Large dry and ice arenas are optional.	2/12/2025 8:37 AM
31	get rid of some management & the parks n Rec, street maintenance dog fkkkrs that don't do their job & sit n hide in park parking lots wasting time in their phones. I live in Aldergrove & only once in 7 yrs I've lived here have they ever did any snow removal from my dead end alley on Bruneau Plc. The side streets off springfield haven't been attended to either, not sure why we pay taxes for no service!!!!	2/12/2025 8:09 AM
32	What service levels, we are paying salaries of do nothing bureaucrats. Shrink the size of your bureaucracy	2/12/2025 7:56 AM
33	Anything that would help alleviate taxes to township residents.	2/12/2025 6:24 AM
34	Environmental climate Social Arts and culture Parks	2/12/2025 6:09 AM
35	Recreational activities & community facilities	2/12/2025 5:27 AM
36	-Cut Christmas light shows give it back to charity society -Cut rec parks spending We have 25000 children under 20 we don't need multi level rinks,fields etc they are being used by non-Langley residents -Re join Langley city RCMP sharing -Cut our office personal staff no more lawyers We have spent more on staff then ever and our city is at its highest debt, highest crime rate, highest homeless rate ever. -We didn't need to spend millions on road widening by Costco. Could have used that to pay for culverts and road repairs. -Didn't need a new fire truck. - cut our interest payments on debt by cutting debt.	2/11/2025 11:22 PM
37	Library, Community centre, Art centre etc. To be more civilized and cultural life.	2/11/2025 10:51 PM
38	Library, Community centre, Art centre etc. To be more civilized and cultural life.	2/11/2025 10:50 PM
39	recreation & community events unfortunately. Or develop a self service system. I.e. scan to enter or prepaid, prebooked service to reduce labour.	2/11/2025 10:31 PM
40	Growth and recreation	2/11/2025 9:57 PM
41	Arts and culture.	2/11/2025 9:54 PM
42	Arts/culture, climate/tree canopy, minor bylaw enforcement.	2/11/2025 8:40 PM
43	library, social, climate, arts and culture	2/11/2025 8:22 PM
44	Review staffing levels for redundancy.	2/11/2025 8:13 PM
45	I do not feel like money should be allocating to the RCMP and prefer to see less money spent on policing.	2/11/2025 7:19 PM
46	Environment/climate Library services	2/11/2025 7:09 PM

47	Efficiencies within the TOL administration. There are so many tools available to lower time spent on tasks	2/11/2025 6:59 PM
48	Soccer fields	2/11/2025 6:12 PM
49	Arts and culture, social, environment/climate, library,	2/11/2025 6:11 PM
50	Cut down on green waste pick up to every two weeks (alternating) with solid waste pick up	2/11/2025 5:56 PM
51	Growth intelligence should be a priority. Developers and the township need to be held more accountable and responsible for tree replacement and viable density.	2/11/2025 4:56 PM
52	Parking lots and road widening	2/11/2025 1:54 PM
53	If it helped lower our astronomical property taxes I would definitely be ok with that	2/11/2025 1:37 PM
54	Slow down new development, causing need for more infrastructure.	2/11/2025 12:39 PM
55	Centre road gardens & bricks : take up 2 lanes of traffic boosts just fine	2/11/2025 11:42 AM
56	I don't see the requirement for all of our facilities (soccer/libraries/hockey rinks/ Fort Langley waterfront to always be "world class", it drives up the costs, we should focus on functional and reliable ammenities.	2/11/2025 9:10 AM
57	No services should be adjusted and taxes should not be increased because of it. As it is, homes on Old Yale Road only have recycling at this point and are in charge of their garbage disposal. They have their own septic systems and their own wells and are still charged a hefty fee for taxes. For what?	2/11/2025 8:28 AM
58	Move recycling pickup to once or twice/month	2/11/2025 2:17 AM
59	Library	2/10/2025 11:25 PM
60	No more policing. Strategic programs and community spaces would alleviate more crime in the city.	2/10/2025 11:08 PM
61	None. Start charging outside residents more for our facilities (Surrey, Langley city, Abbotsford west, all take advantage of our pools and rinks leaving residents unable to put our own kids in programs	2/10/2025 8:25 PM
62	Yes. I would find a way to reduce general services, probably in facilities, and general government.	2/10/2025 5:54 PM
63	Administration costs and lower manpower in council system.	2/10/2025 5:22 PM
64	Get rid of a few libraries, how many people actually still use them, I assume they don’t make any money.	2/10/2025 5:01 PM
65	Stop widening streets for cars. Do not build more parking.	2/10/2025 1:22 PM
66	Police, Social, Recreation	2/10/2025 9:15 AM
67	Reduce funding of road expansion and parking lot maintenance. Move away from Car Culture and into Active Transportation, the latter of which is far less costly and greater return on investment.	2/10/2025 8:33 AM
68	I don’t feel like the Township provides enough services as it is. With all the new people crowded into Willoughby the Township should have increased funds without raising taxes already. Create a budget that is fiscally responsible and focuses on providing services to the residents.	2/9/2025 8:30 AM
69	Road medians and traffic lights. Hockey arenas Development	2/9/2025 8:16 AM
70	Local economy.	2/9/2025 8:05 AM
71	Yes all of them by a little	2/8/2025 11:25 PM
72	Parks, arts, environment/climate, library	2/8/2025 10:09 PM
73	Library services and climate	2/8/2025 6:12 PM
74	Growth.	2/8/2025 1:28 PM

75	Lower townships senior level staff salary.	2/8/2025 9:55 AM
76	Look within before cutting services. From a multi-generational resident it’s seems like there is little accountability and a desire to collect employees with little over watch.	2/8/2025 7:08 AM
77	No more borrowing, please. Only spend what money the township brings in. Decrease funding for immigration services, libraries, arts & culture.	2/7/2025 9:52 PM
78	Environmental, social	2/7/2025 9:26 PM
79	Remove all planting in center of roads be maintnce free	2/7/2025 8:24 PM
80	Parking lot maintenance	2/7/2025 9:34 AM
81	There are probably more efficiencies that can be seen in many departments.	2/6/2025 7:43 PM
82	Building	2/6/2025 6:45 PM
83	large loans to fund development control growth -40% in ten years is enough	2/6/2025 4:25 PM
84	Welfare, Social Services, Indigenous outreach etc	2/6/2025 4:23 PM
85	Environment, library services, social.	2/6/2025 2:29 PM
86	community centre/rec programming	2/6/2025 1:44 PM
87	N/a	2/6/2025 9:45 AM
88	Social, climate and housing.	2/6/2025 8:19 AM
89	Environment, library,	2/6/2025 1:15 AM
90	The rec centres can close an hour earlier and open an hour later…. That would save a lot of money fiscally in shifts. Or at least have winter hours 1/2 the year. I think perhaps money can be saved in parks…. Why are there so many garbage receptacles in walnut grove? That costs a lot of money to manage.	2/5/2025 11:15 PM
91	Stop trying to make every public space some avant garde modern monstrocity. Picnic tables, shade, trees, grass. Simple pleasures. Cut any planners who propose otherwise.	2/5/2025 10:25 PM
92	Library Services are a waste of funds in 2025	2/5/2025 9:49 PM
93	Adjustments should be made to non-active transportation projects	2/5/2025 8:53 PM
94	Housing affordability	2/5/2025 5:03 PM
95	Growth, Langley will look like Vancouver in no time. Stop it we don’t need any more people. Libraries. Loved going there a a kid but the internet has taken care of that.	2/5/2025 4:41 PM
96	Everything but policing - fire	2/5/2025 2:41 PM
97	This question would be easier with a list of options. I don't know what the answer to this is... so perhaps every service "gives a little" in order to create a little "pressure release"	2/5/2025 1:24 PM
98	Why does it has to be that way, you should find funding from that we already pay to federal	2/5/2025 12:25 PM
99	not sure how much downward the service can get. 6 plus months for a tree request, fire mangers dont buy water get a new mayor. all save money	2/5/2025 10:21 AM
100	Policing, landscaping	2/5/2025 9:47 AM
101	I don't think taxes should come down.	2/5/2025 9:28 AM
102	Stop putting in so many traffic humps, bike lanes and traffic lights. Freeze pay rises for overpayed topnobs. Stop giving yourselves over inflated pay raises.	2/5/2025 9:23 AM
103	Administration costs and no more borrowing money	2/5/2025 8:10 AM
104	Not sure where there is room to cut. Seems like there is always a desire for more...	2/5/2025 8:01 AM
105	Services should be paid for by developers	2/5/2025 2:41 AM
106	streets	2/5/2025 12:04 AM

107	Road widening	2/4/2025 11:27 PM
108	Salaries and expenditures for the staff at TOL	2/4/2025 10:21 PM
109	There are lots of suites in Langley that are not legal. This means 2 families living in a single family home. Which means one family is not paying into services used. There needs to be a way to collect property tax on suites and a motivator to have legal suites so that the money can be collected. I have a legal suite and pay very little extra for garbage and water. There needs to be a way to collect from renters to cover schools and roads etc.	2/4/2025 10:05 PM
110	Homeless resources	2/4/2025 9:29 PM
111	Recreation.	2/4/2025 9:24 PM
112	Parking lot maintenance	2/4/2025 9:00 PM
113	None. Raise taxes.	2/4/2025 8:26 PM
114	Growth Policing Roadwork	2/4/2025 8:18 PM
115	Development	2/4/2025 8:18 PM
116	I would like the $$ assigned to the building and maintenance of streets and parking lots be weighted differently such that active transportation was always part of the investment. So to answer the question, I would support the same amount of money that is currently being allocated for streets and parking lots, but to transfer a more substantial portion of those moneys to support active transportation. I have no problem paying more property tax if I could see it directly improving my ability to move around my hometown by walking or cycling.	2/4/2025 8:14 PM
117	This is too vague. What are the options? How much of a downgrade?	2/4/2025 6:25 PM
118	Library’s Arts & Culture Growth…you can only fit so much	2/4/2025 5:10 PM
119	Daycare, library, housing and growth	2/4/2025 3:43 PM
120	Park, environments	2/4/2025 1:32 PM
121	I have noticed a significant increase in the number of township vehicles driving about - a reduction in those numbers would certainly help optics regarding township tax money being squandered.	2/4/2025 10:30 AM
122	I think the city is charging too many taxes, DCC charges, development fees and improvement cost, and amenity charges. Structured allocation of these charges can reduce taxes, TOL is one of the highest tax collectors.	2/4/2025 7:25 AM
123	Social supports....homeless shelters, etc.	2/4/2025 6:44 AM
124	City needs to stop under taking major civic projects that burden tax payers with substantial debt - most services provided at rec centres are available in private sector / business	2/3/2025 11:08 PM
125	Current service levels are good. No reductions needed.	2/3/2025 7:28 PM
126	RCMP	2/3/2025 6:35 PM
127	Environment/climate - is a federal issue Social - is a provincial issue	2/3/2025 6:29 PM
128	Policing.	2/3/2025 4:27 PM
129	I think that there is probably other ways to relieve pressure - look at how many people work in the township offices and par down. See so many construction and road workers standing around. There will be two working and 4 standing around them.	2/3/2025 9:52 AM
130	Bylaws does not need to be increased. Museum stuff removed, waste of taxes. We should focus on essentials...shelter, food, water, health, jobs	2/3/2025 7:06 AM
131	Anything you can’t keep raising taxes right now I pay more than $500 a month and you wonder way rent is high ? Cost of living is out of control with fees and taxes!!!!!!!!!!	2/3/2025 6:03 AM
132	Overspending for top tier managers that don’t facilitate change but push paper.	2/3/2025 5:25 AM
133	Police, street lighting, raised middle sections on roads,	2/2/2025 7:34 PM
134	Social and facilities	2/2/2025 6:45 PM

135	Fewer artificial turf and sports places.	2/2/2025 6:19 PM
136	Arts, libraries, social.	2/2/2025 6:12 PM
137	None, as City charges highest taxes on water on Sewer on Condo /apartment compared to other metro Vancouver cities	2/2/2025 2:57 PM
138	There was a ton of new hires for vegetation and snow concerns like sidewalks. Perhaps an area that could be re evaluated to a smaller level and/or look at contracting out.	2/2/2025 10:29 AM
139	Growth; environment; climate; industrial (let surrey take all the warehouses and we have all the residential for those employees to live in)	2/2/2025 9:55 AM
140	library (move it online and reduce costs), recreation/arts/culture, climate, social	2/2/2025 8:37 AM
141	recreation, environment/climate, social, library, parks	2/2/2025 8:30 AM
142	Hard to say. All of these services are needed and level of need are increasing due to population growth.	2/1/2025 11:30 PM
143	Protective services.	2/1/2025 7:25 PM
144	New community facilities. Stop Focusing all funds into willoughby	2/1/2025 3:34 PM
145	Library, recreation, arts & culture. All nice to have but not essential in my opinion	2/1/2025 3:02 PM
146	Service levels are adequate and don't need to be reduced. The majority of tax increases have been due to poor management and excessive spending by the vancouver regional board	2/1/2025 10:08 AM
147	Recreation arts and culture, library services.	2/1/2025 9:36 AM
148	Reduce librariesband scoeer field new additions and maintenance. The cost spent there will only benefit a tiny portion of thr community when thr vast majority are paying for some thing they will never use	2/1/2025 9:05 AM
149	less firefighters, reduced libray, less sporting events and sports fields.	2/1/2025 9:04 AM
150	Growth, environment, housing affordability	1/31/2025 10:11 PM
151	I think that the calculations of school taxes on properties need to be reassessed. With multi families living in one home, the need to address the number of kids in schools and the school budget is not reflected properly or realistically in the equation. Having no children, I have been paying schol taxes for years. What about the multi families living under one roof? Social, community and recreation, services although important are not as high of a priority to me.	1/31/2025 9:25 PM
152	None. I'll gladly pay a little higher taxes if we get world class service.	1/31/2025 8:45 PM
153	Beautification and shiny new. Why spend so much on plantings beautification. Just maintain what is there. Why invest in so much new shiny things when the aging infrastructure is failing (40 Ave road closure for months). I know you already funded this one but what about all the other unfunded that show as critical and high priority?	1/31/2025 5:46 PM
154	Social	1/31/2025 5:36 PM
155	I don't like paying more taxes any more than the next person, but we need to keep up with our growing city, not missing out on essential upkeep/improvements because we don't want to pay for them.	1/31/2025 4:47 PM
156	Relook look at dispatch of emergency staff and vehicles. Seems that when there is an accident there are 20 million emergency vehicles and personnel that show up. Do they need that many people for one emergency. Also too many township workers who don't seem to do any work. Lots of times you see a whole of people just standing around observing.	1/31/2025 4:31 PM
157	More speed enforcement and parking infractions on residential streets.	1/31/2025 1:55 PM
158	Property tax, school tax and transit tax	1/31/2025 1:16 PM
159	Environment, climate and social. We have local businesses to provide social activities. It's not on the government and my taxes to do so.	1/31/2025 11:11 AM
160	Landscaping	1/31/2025 7:35 AM

161	Green/ planters on mediums - don't need the shrubs could have low maintenance shrubs / bushes - cut back on landscaping	1/31/2025 5:59 AM
162	None. Keep taxes and maintain or improve service levels! Taxes fund the things that make Langley Township a terrific place to live. I love the flowers that line 88 Avenue and the fact that cracks in the sidewalk are repaired in a timely fashion. I love the lack of trash and appreciate the clean public washrooms. I love the dock in Fort Langley and the fire pits at Derby Reach. And oh my goodness do my friends and I ever love Sip 'n Dip at the Outdoor Experience. Please do not reduce service levels.	1/31/2025 1:36 AM
163	The township should adjust the allocations of the amount coming from taxes.	1/30/2025 11:41 PM
164	Downward: Growth Upward: recreation, arts, and culture	1/30/2025 9:27 PM
165	Parks, climate! And construction management overhaul	1/30/2025 9:21 PM
166	Library, community service, social, parks and rec. But you also need to look inward and become more efficient as a municipality. Honestly certain services should be run provincially, or based off of broader areas. Example. Anything on this side of the Fraser River should be run by one taxing authority.. not 5-6 that there are now	1/30/2025 8:40 PM
167	Property taxes	1/30/2025 8:09 PM
168	get rid of social housing	1/30/2025 12:22 PM
169	Increasing taxes would be better than lowering service levels of police, fire, recreation, transportation, housing etc. Free entertainment to the community is important as well. In some cases, lowering the cost of bylaw enforcement that does not hugely impact public safety would be the only item. Bylaw has grown exceedingly quickly in the last few years. Perhaps more quickly than needed.	1/30/2025 12:19 PM
170	Landscaping, arts, social, library	1/30/2025 12:02 PM
171	Policing	1/30/2025 9:58 AM
172	Taxes pay for what we get. If you want it, taxes will need to go up.	1/30/2025 9:20 AM
173	Recreation, Arts and Culture, and Parks. I think we shouldn't be spending so much on sports complexes, soccer fields, and fancy museums.	1/30/2025 9:11 AM
174	Library. Social issues	1/30/2025 8:56 AM
175	Most I want to see less municipal red tape and less taxes	1/30/2025 8:33 AM
176	Arts and culture... That is subjective and should be pay if you want to participate	1/30/2025 7:06 AM
177	Sports fields and the Langley events centre (more rinks? Really?)	1/29/2025 9:52 PM
178	I'm sure council and the mayor know where they are wasting the money. Or embezzling it through contracts given out to friends.	1/29/2025 9:11 PM
179	Get rid of any climate action, social, library services, community facilities in that order.	1/29/2025 8:02 PM
180	Stop sending fire trucks to accident scenes unless you are going to charge ICBC	1/29/2025 5:27 PM
181	Raise my taxes if it means better services and better planning of our neighborhoods.	1/29/2025 4:26 PM
182	Social and transportation.	1/29/2025 4:20 PM
183	recreation, arts & culture	1/29/2025 4:10 PM

Q4 Please provide additional feedback on the budget as outlined.

Answered: 115 Skipped: 96

#	RESPONSES	DATE
1	Why is langley helping to absorb the cost of the north shore wastewater treatment plant fiasco? Do we not have and pay for our own wastewater treatment?	2/13/2025 10:10 PM
2	It seems a decent balance but more enforcement of existing bylaws is required.	2/13/2025 10:07 PM
3	Debt is out of control. Combined with reduced reserve transfers and use of reserve for perceived priorities is not sustainable.	2/13/2025 9:02 PM
4	The Township should prioritize investments in public safety, infrastructure, and transportation to support a growing community. Thoughtful planning is needed to ensure sustainable growth while maintaining quality of life. Budget decisions should focus on efficiency, minimizing waste, and ensuring taxpayer dollars are used effectively to address key community concerns.	2/13/2025 7:09 PM
5	Why no foresight for land purchase before development approval???	2/13/2025 5:56 PM
6	A single item, on page 25 of the draft operating budget, that being the reallocation of $200,000 from LAPS' budget, concerns many.	2/13/2025 5:13 PM
7	N/A	2/13/2025 4:53 PM
8	I think TOL works hard to do a good job for us. I have read through the documents provided and not seen anything that I would change.	2/13/2025 11:33 AM
9	As of now Langley is way over capacity and does not have adequate resources with regards to schools, doctors, hospitals, traffic and public safety. The tol points at the city for the crime but that's only because the city is where the businesses are and tol is where the residents are. It's always been that way.	2/13/2025 10:52 AM
10	6.82 million in debt is unacceptable. This will end up costing taxpayers with major increases the day after this Council gets reelected	2/13/2025 10:16 AM
11	Continued commitment to infrastructure is critical in a growing community. These priorities should not be delayed given continuing population growth in the Township. Additional funding for infrastructure should come from development charges.	2/13/2025 9:11 AM
12	Borrowing is extreme. Should be sent to a referendum.	2/12/2025 10:32 PM
13	More parking is needed when planning housing	2/12/2025 9:48 PM
14	The question of what and where our tax dollars are spent is the duty of the council and staff. However there must be accountability in that decision making process. When times are tough for tax payers the municipality needs to consider every expense and ask if it is necessary, a need, or a want. Fiscal responsibility, just like those paying taxes are required to undertake to afford to pay said taxes should be placed in a high priority when a municipal budget is created... it's your job.	2/12/2025 9:03 PM
15	Stop building townhouses, condos, apartments and highrises!	2/12/2025 6:54 PM
16	more work on trans	2/12/2025 6:10 PM
17	Who the hell still uses library's?	2/12/2025 11:01 AM
18	More community center, swimming pool, library. Especially in willoughby area.	2/12/2025 10:49 AM
19	Pay more attention to catching up on roads and public facilities before allowing more buildings to be built.	2/12/2025 10:26 AM
20	Too much debt	2/12/2025 8:37 AM
21	Get rid of the union to many lazy workers not doing their job!	2/12/2025 8:09 AM

22	Your wasting taxpayer money	2/12/2025 7:56 AM
23	How much do you spend keeping everything pretty?? Instead of continuous middle of road plantings. Use the extra space for turn lanes, parking. Don't cover pavement with planters and trees	2/12/2025 6:09 AM
24	N	2/12/2025 5:27 AM
25	We need a cost benefit analysis Of our spending on infrastructure. We don't need a state of the township convention. We don't need to be defending our council and township in court for getting sued We need to cut spending WE NEED SMART GOVERNMENT NOT TO CRUSH OUR FUTURE IN DEBT	2/11/2025 11:22 PM
26	Earning more property tax from huge construction then please invest for culture and upgrade environment. Keep ^Langley^ name value	2/11/2025 10:51 PM
27	Earning more property tax from huge construction then please invest for culture and upgrade environment. Keep ^Langley^ name value	2/11/2025 10:50 PM
28	museum seems excessive. Agree with increases to police and fire. Do not understand LEC - are tax payers paying for this? Doesn't the business (seat sales/concession etc) cover costs? School bus/transit routes on west side of 200th need improvement. Kids walking to school along 200 & 72 corridor is unsafe	2/11/2025 10:31 PM
29	Cost of living too high. I lived in a larger house than I have here on 10 acres in Abbotsford. We had city water, better road maintenance and many other services. The taxes were the same amount as I pay here on a small lot with a smaller house. The water here is terrible. Almost undrinkable and ruining my car paint and windows.	2/11/2025 8:40 PM
30	We need the developer finds flowing in to offset large tax increases.	2/11/2025 8:22 PM
31	Nothing further - you do an awesome job managing The Township.	2/11/2025 8:13 PM
32	I would love to see money given to support the growing homeless population. Can we create programs for hot meals for them and also look at shelters? Something to help and not just asking them to leave.	2/11/2025 7:19 PM
33	Make changes for a better future even if they are hard decisions.	2/11/2025 6:59 PM
34	Please give us value for our taxes.	2/11/2025 6:11 PM
35	Traffic lights need to be adjusted to current traffic conditions not just on a regular cycle, they need to move traffic around smoothly in the direction most congested.	2/11/2025 5:56 PM
36	For every dollar that the Netherlands spends on active transportation, they save $9 in health care. Even though health care is a provincial responsibility, a healthier population in Langley has a lot of effects that will both save us money as a township and keep citizens happier.	2/11/2025 1:54 PM
37	The budget is a bit of a joke nothing to actually help the working class. The amount of people and housing you are shoving in is disgusting	2/11/2025 1:37 PM
38	In 10 Years of being in Brookswood ya ! Taxes are up every year? But still no decent street lights?? Just saying	2/11/2025 11:42 AM
39	Please keep our increasing debt in mind. I understand we need to keep up with growth and that the current NDP goverment is useless in helping our communities plan for this, but we still must be financially responsible	2/11/2025 9:10 AM
40	I think the Library budget is a lot higher than it needs to be in comparison to other budgets proposed for the TOL.	2/11/2025 8:28 AM
41	Slow growth. There is no service that has caught up to the population and needs.	2/11/2025 5:57 AM
42	The Library reserves seem disproportionately high compared to the other services and their importance	2/10/2025 11:25 PM
43	Adding more ice rinks and spaces for the elite families is not it. For most, those spaces only service the few families that can afford that sport. We need swimming pools and gyms for more accessible recreation. We need youth lounges and youth programming and offer affordable options for families. This is how we create community and this is how we keep the kids out of trouble. The wealth gap is very evident in Langley but families and middle income	2/10/2025 11:08 PM

	are being squeezed so tight. Housing is also a priority but feel the current population needs help with these spaces and services so we can thrive.	
44	Agree with the budget, many years of miss management has lead to this	2/10/2025 8:25 PM
45	As a business owner the tax burden is outrageous. Commercial tax being the biggest issue with little ever done. As an businessman we employ people and create jobs. Taxes should be coming down but as always despite population growth its going in the wrong direction. Taxed to death...	2/10/2025 5:22 PM
46	Why is the LEC being under utilized? Every other towns arena has Concerts , comedians or home shows in theirs to create more revenue. Ice isn't fully booked but yet we need to build more arenas on same property go figure.	2/10/2025 5:01 PM
47	We need to heavily invest in active transportation: MUPs, properly sized protected bike lanes (NOT painted bike gutters), focus on filling in gaps between safe bike routes to get around the city. The city also desperately needs more options for secure bike storage while shopping or after biking to centralized transit (like at Carvolth exchange). Where bike routes cross major streets, bikes should also have their own signal that gives them advance crossing ahead of cars to avoid getting hit by right-turners. Often I get to my destination on a bike and have nowhere safe to park. Bike racks need to be required in front of all businesses or provided by the township on the sidewalk. For walking, we need to add advance walk signals to the lights crossing busy streets and change the signaling to prioritize pedestrians and bikes. Get rid of slip lanes, they are very dangerous for pedestrians. Also consider no turn on right for many streets where bike paths/major walking paths cross major streets. We also need more places for pedestrians to cross the street. There are so many places around Langley where you have to walk the equivalent of 3 or more city blocks along a major road before you get to a place you can cross safely. It is very dangerous to bike and walk around Langley. I commuted to work by bike for 2 years, and I still get groceries by bike but it feels very unsafe to bike on our roads. I was clipped by cars twice while bike commuting to work and hit once while walking. In both instances I was wearing high-vis gear and following the rules of the road. The 208th expansion is a major disappointment with its lack of consideration for bike commuters. There is a large body of research at this point showing that expanding and widening roads only increases car traffic and car speed and does little to reduce congestion in the long-term. The strategies that work to reduce congestion are prioritizing fast travel only on main routes and reducing turning on/off these routes (roads), and then reducing traffic speed through narrow lanes and traffic calming on all roads other than main thoroughfares (streets). Stop building stroads and please start looking at urban planning research and knowledge coming out of more progressive cities. Re-evaluate speed limits through the city. Major routes should have faster speeds (70-80), small neighbourhood streets should be reduced to 30-40. If the roads are designed correctly, people should not feel comfortable going above the posted speed limit. Right now, every street is engineered to feel comfortable going 80. This is not ok. Please do not build more parking lots. Those areas should be used for public plazas and green space. If we have proper transportation infrastructure for transit, walking and biking, we wouldn't need more parking lots. The township needs to change its mindset from biking/walking as recreation, to taking walking/biking seriously as a mode of transportation for commuting to work/school and for going about everyday activities like grocery shopping. For context, I am Langley born and raised. I am not someone coming in from a bigger city asking the township to change based on my experience elsewhere. These are all points my Langley friends and family talk about frequently when we discuss changes we want to see in our own hometown. Langley still has the potential to develop well. Build for people, not for cars.	2/10/2025 1:22 PM
48	It is extremely disappointing that the Sustainability objectives of the Township has been scrapped, as indicated by the dismantling of the staffing assigned to that work within the Community Development Section. This goes back to my pointing out that the Climate and Environment are major issues in my view	2/10/2025 8:33 AM
49	The Township allowed the building and growth of population in the awilloughby area without planning properly and ensuring community facilities and services are available to the residents. This has put so much on existing facilities like the Walnut Grove Rec centre that it then affects the Walnut Grove residents. For the Township to actively work to help fight climate change, they have to stop allowing developers to cut down all the older trees, and they need to build roads with dedicated bike lanes for bikes and ebikes.	2/9/2025 8:30 AM
50	Lower taxes	2/8/2025 10:09 PM
51	Family support services such as the foundry are invaluable	2/8/2025 6:12 PM

52	Avoid debt	2/8/2025 1:28 PM
53	Water should be metered and not charged as a flat rate. Increase CAC's in order to fund the debt occcured for new community facilities/upgrades/fire trucks/halls.	2/8/2025 9:55 AM
54	Stick to basics. Not big picture issues. Leave that to the province. Focus on transport, police, fire, utilities, sports fields etc.	2/7/2025 9:26 PM
55	Don't pay depth with docs. Will bite you in the ass one day when docs slow down	2/7/2025 8:24 PM
56	Focus on bridging key corridors such that citizens can walk, bike and take transit to work, play, and other needs.	2/7/2025 9:34 AM
57	many of us are VERY disappointed that the aldergrove pool is not included in some redesign/repair/creative thinking to enclose the pool. A handful of people use it year round. The rest of us have to incur the costs of either driving to Abbotsford or langley to swim. It is so frustrating. Please stop treating aldergrove like a second class citizen. I realize the previous politicians made these very poor decisions on an outdoor pool with a roof and called it a 12 month facility. PLEASE	2/6/2025 7:30 PM
58	We need to keep park land for our children within walking distance We need facilities such as pools, basketball courts	2/6/2025 6:45 PM
59	The budget should not be increased more than 2% Examine the Regional District outrageous assessment	2/6/2025 4:25 PM
60	Get transit projects done ASAP AND REDUCE congestion on 200	2/6/2025 9:45 AM
61	Stop trying to appease woke activists.	2/6/2025 8:19 AM
62	Have you seen how much your middle managers make?	2/5/2025 10:25 PM
63	Increasing active transportation, particularly bicycling infrastructure by connecting Langley's many communities, parks, schools, and major facilities, would serve to help the Township to meet its active transportation and climate objectives.	2/5/2025 8:53 PM
64	You MUST keep taxes inline with the increases in CPP and OAS set by the federal government or you are forcing me to reduce my standard of living.	2/5/2025 2:41 PM
65	Transparency is always a bonus (especially in a day where it's hard to trust anyone in power) communication is key, and more surveys /online zoom/ laymen's terms Cole's notes of meetings. Town halls are too hard to get to when you have young children and are a shift worker that commutes to Vancouver to work for 911. But I care about my community, want to fill out surveys and have my voice heard when and where I can, and appreciate knowing what's being talked about or what's on the table as options	2/5/2025 1:24 PM
66	Should be reduced property taxes for sure especially condos	2/5/2025 12:25 PM
67	Restorative justice and community programs are much better at promoting safety and responding to harm in our homes. 1 police officer costs as much as one coming program. Shift costs to prevention and relational response!	2/5/2025 9:47 AM
68	I hope our transportation network (traffic calmed roads, pathways, sidewalks, mixed use trail etc.) continues to develop. I feel like this is the most important area for Township council to focus on, particularly because it impacts so many other areas. Great connectivity throughout the Township, for people, cyclists, cars and commercial vehicles, benefits all the files listed above.	2/5/2025 9:28 AM
69	As we are on septic and get little snow clearance as are many in Brookswood we should have a clear concession for it.	2/5/2025 9:23 AM
70	In this time of economic uncertainty cut back on all expenses	2/5/2025 8:10 AM
71	Roads must be a priority:	2/5/2025 2:41 AM
72	We need to be taking active travel seriously. With the growth in ebikes and other micro mobility options we need a true network of separated bike/mobility lanes. Forcing pedestrians to share with these faster options is no longer acceptable.	2/4/2025 11:27 PM
73	TOL has lots of gaps for cyclists. Getting around by bike is affordable, good for the environment and good for individual health. If enough people got on board we could see a good	2/4/2025 10:05 PM

	reduction in traffic. With the sky train coming it is even more important to connect areas of the TOL with completed bike routes.	
74	Lack of spending on active transportation in critical areas. 1.6M for Fort Langley cycling and pedestrian investment with a minimal population when highly populated areas are left with little to no walkability.	2/4/2025 9:24 PM
75	More focus on active transportation please!	2/4/2025 9:00 PM
76	Bicycle transport is healthy, good the environment, inexpensive and popular.	2/4/2025 8:18 PM
77	I understand that the TOL may need to increase its debt load to build needed community amenities. But I don't understand why that same willingness to take on debt isn't being applied to building stronger active transportation networks throughout the Township.	2/4/2025 8:14 PM
78	Every one is stretched with there income right now, so raising taxes is not a good idea. Fiscal responsibility has to be carefully balanced so that all services are somewhat maintained without tipping to far one way.	2/4/2025 5:10 PM
79	It has a very poor system in Walnut Grove Recreation center. I cannot just walk into the gym. I have to line up and go to the alarmed door and get buzzed in. There are 12 people in the dry sauna there in the middle of each weekday. Mostly seniors. That is a ridiculous way to run a recreational facilities.	2/4/2025 3:43 PM
80	Didn’t see much about school and after school care, they are even more important	2/4/2025 1:32 PM
81	As mentioned above.	2/4/2025 7:25 AM
82	City needs to manage financial resources better too many major tax hikes year after year	2/3/2025 11:08 PM
83	Keep it up! Buy another snowplow. Make us the envy of other local cities.	2/3/2025 7:28 PM
84	Can we pursue a user pay model and enforce illegal (if we are increasing byblaw officers);and tax multi family and users for services such as garbage, recycle (easy to identify excess on pickup days), water, sewer etc - services sb based on usage	2/3/2025 6:29 PM
85	Arts and culture wasn’t featured in the summary. What is the plan to secure funding and keep service delivery on par with inflation for this sector?	2/3/2025 4:27 PM
86	Salaries need to be controlled. $100,000 is plenty. That's $5200 monthly clear in your pocket. Downsizing of govt buildings...work from home, saves electricity, rent on these buildings...etc	2/3/2025 7:06 AM
87	Just stop no more tax increases also stop ripping old homes down so the developers can make huge $$ you are slowly ruining langley	2/3/2025 6:03 AM
88	A simple logical estimation of equation of people+facilities+housing+roads=budget requirements. I feel this has been underestimated & lacking in the past and instead of accounting for dramatic growth we are running around figuring out how to fit everyone in our township cause we are so surprised that we are overpopulated, overrun and our crime is increased.	2/3/2025 5:25 AM
89	Park land acquisitions?	2/2/2025 7:34 PM
90	More Public Transport to cut down congestion , especially 200st with bigger roads .and 86 th avenue congestion .	2/2/2025 2:57 PM
91	All builders seem to be adding suites to homes either 1 or 2 bed which inevitably come with additional vehicles from tenants. This is causing issues with existing homeowners and their street parking. Township needs to look at perhaps requiring an extra parking spot attached to existing driveways to accomodate these folks who rent. Right now it is being abused when someone has a tenant who then has 3 vehicles and blocks up everyone else who have a front street spot. We who pay taxes (high dollars now) want to be able to use the one parking spot on the street in front of the home we own. Your bylaws must be dealing with a ton of this as many of these folks do not seem to go to work anywhere or work from home..... Why not designate in single family homes that there be two suite parking spots between each two homes and make the lots a touch wider even if that means slightly larger???	2/2/2025 10:29 AM
92	i am disable. please give option for propery tax break for household with disability member. please dont simply say to give up my home. have you seen the rent? i cant afford rent either.	2/2/2025 8:37 AM
93	cost of living is increasing so much never seen in the last 20yrs. township of langley property	2/2/2025 8:30 AM

	tax is among the highest compare to other lower mainland cities. whatever you decide, please reduce our property taxes cause we simply cannot afford it.	
94	The rest of the budget sounds reasonable. However these things should be second to wages.	2/1/2025 11:30 PM
95	There seems to be a steep increase in protective services lately. I know some fire halls may only respond to one or less calls per day and they will now be staffed with more firefighters. Most of these calls are for medical emergencies. Please redirect the funds to the BC Ambulance Service. 80% of fire calls are medical emergencies anyway. Thank you.	2/1/2025 7:25 PM
96	Please stop the insane waste of money planting, weeding & maintaining bushes in roadway medians. Please stop making bike lanes, I never see anyone on them and our roadways are so crowded now.	2/1/2025 3:02 PM
97	The increase proposed by the township is manageable and is not excessive by any means	2/1/2025 10:08 AM
98	There needs to be more focus on public safety.	2/1/2025 9:36 AM
99	Stop subsidizing Langley city. The majority of the RCMP spend there time down there and neglect the township. Seperate the cities and let them bear the cost of their own drug issues and crime.	2/1/2025 9:05 AM
100	Keep property taxes and development fees low, smaller gov't please!	2/1/2025 9:04 AM
101	I think we have less control over these factors that be.	1/31/2025 10:11 PM
102	Budget looks good. I believe more funding is needed for the RCMP, two officers are not suffice. Also, need to put more budget in trying to make one central library ie Vancouver main library. There is lack of space in small libraries to accommodate community and kids who want to study. Also, it’s time to bring city sewer lines to Brookswood area. An average family can handle the increase in property taxes. You have to show that your office is working for us. Yes, you will have some sour grapes, but if majority agrees then it’s ok. Better yet for big and better community projects, do a city wide vote or survey, and then you’ll get the feel of how the residents feel like. This city is growing at an exponential rate, and we are falling behind. We need to make tough spending decisions so that we can be better off in future. It’s just like renovating your house; it’ll be tough, people will not be happy, but once the work is done then they realize the gains from it.	1/31/2025 8:45 PM
103	Seems a lot of critical and high priority items requested by staff is going unfunded?	1/31/2025 5:46 PM
104	I would prefer that the cost of taxes not keep going up. In the end no one will be able to afford a home just from how much they have to pay in taxes.	1/31/2025 4:31 PM
105	See above	1/31/2025 1:16 PM
106	I'm worried that not enough of the budget is supporting growth in our emergency departments.	1/31/2025 11:11 AM
107	Please do NOT raise property taxes!!!! Life is nearly unaffordable as it is!!	1/31/2025 7:35 AM
108	The 216 / 96th ave intersection needs a traffic light now. The intersection is dangerous with trucks turning and 96 ave becoming a major route to Gloucester and port kells	1/31/2025 5:59 AM
109	Langley has become a disappointment	1/30/2025 8:09 PM
110	BEST BUDGET EVER	1/30/2025 12:22 PM
111	Looking at the council meeting minutes to see budgets only gives a general idea of where some departments spend their money. I think access to more details would be helpful.	1/30/2025 12:19 PM
112	BEST BUDGET EVER!!!	1/30/2025 8:56 AM
113	Sometimes we just need to use some common sense when spending money. If you wouldn't pay it out of your own pocket, maybe you shouldn't spend taxpayer money on it?	1/30/2025 7:06 AM
114	Continually increasing taxes is a quick road to the bottom for the city. Sometimes cuts do need to be made.	1/29/2025 9:52 PM
115	You can't do everything for every one so pick a small handful of items and do them really well!!	1/29/2025 8:02 PM

Financial Division
Township of Langley
20338 - 65 Avenue
Langley, BC
V2Y 3J1

APPENDIX D

February 11, 2025

Dear Financial Division Staff,

Strong Towns Langley is a community organization, and one of our goals is to help build a more financially resilient Langley. As part of this objective, we are submitting this feedback on the Township's 2025 Budget process.

While the current process has many strengths, including clear categorization by service areas and detailed project presentations, our analysis has identified several areas where improvements could enhance decision-making and long-term financial sustainability.

Our primary concern is the absence of future expenditure projections and operational impacts resulting from capital investments. Currently, capital budget presentations focus predominantly on initial purchase costs without adequately addressing the long-term financial implications of these investments. This creates a significant blind spot in the decision-making process.

Consider these specific examples from the 2025 Draft Capital Budget:

1. The proposed Willoughby Park washroom facility: While the justification notes the elimination of portable toilet rentals, the budget lacks critical information about current rental costs, future maintenance expenses, and utility costs.

2. The $120,000 allocation for two bylaw enforcement pickup trucks: The budget presents the initial purchase price but omits ongoing costs such as insurance, fuel, and maintenance that will impact future operating budgets.

3. The $1.15M outdoor video display for Willoughby Stadium: When considering the full lifecycle costs over 25 years, including initial purchase, annual maintenance (estimated at 5% of capital cost), and anticipated replacement after 10 years, the true cost to taxpayers would be approximately $3.7M. This example illustrates how focusing solely on initial capital costs significantly understates the long-term financial commitment to township infrastructure.

To address these concerns, we recommend implementing the following improvements:

1. Adopt an "Operating Impact of Capital" section similar to other municipalities like Edmonton, which provides detailed projections of revenues, expenses, and staffing requirements for new assets.

2. Ensure consistent completion of the "Estimated Annual Operating Impact" section in budget forms, which currently often remains blank.

3. Develop an Infrastructure Status Report similar to Calgary's model, which tracks the value and remaining life of each asset type. This would enable better understanding of long-term maintenance

requirements and infrastructure sustainability.

4. Implement lifecycle costing analyses for major capital investments, considering not just initial purchase prices but also:
    - Annual maintenance costs
    - Operating expenses
    - Replacement timeline and costs
    - Potential revenue or cost savings
    - Staffing requirements

These enhancements would provide Council and the public with a more complete picture of the long-term financial implications of capital investments, leading to more informed decisions about acquiring, delaying, or cancelling capital assets.

The Township of Langley's future depends on making well-informed infrastructure decisions today. By incorporating these suggested improvements, the capital budgeting process can better reflect the complex, long-term nature of infrastructure investments and their impact on township finances.

We would welcome the opportunity to discuss these recommendations in more detail and contribute to improving the township's capital budgeting process.

Your Cycling Connection

bikehub.ca

Letter to Township Staff, Council, and Mayor Regarding the 2025 Capital Budget

Dear Township Staff, Council, and Mayor,

Members of HUB Cycling Langley have reviewed the 2025 Capital Budget and are concerned about the limited capital spending allocated to improving active transportation infrastructure. We would like to highlight a few figures that underscore this issue:

- **Road Expansion**:
  7.6% of new debt (approximately $33.4 million) is dedicated to road expansion. An additional $3 million is budgeted for interest on road-related projects alone. These costs will only grow as the Township expands and motor vehicle traffic increases, yet studies have shown that road expansion does not solve congestion problems in the long term—it may actually compound them.

  A robust body of academic and governmental research indicates that building new roads or expanding existing ones often leads to an increase in total vehicles traveled—a classic case of *induced demand*. While expanding roads can relieve congestion **temporarily**, in the absence of complementary policies (such as improved public transit, smarter land use, and active transportation investments), the net effect is frequently *more* vehicles on the road, bringing congestion back to (or above) previous levels.

  We recognize that the road expansion often includes sidewalks, and MUPs, and protected bike lanes. However we believe there needs to be more capital allocated to addressing specific gap such as:

  1. The Willoughby Trail connecting to Carvolth Exchange
  2. Connecting Walnut Grove to Fort Langley
  3. Retrofitting existing trails that have Baffle Gates.

  Active Transportation:
  We found only two projects that explicitly include cycling or active transportation components:

  - $1.6 million for the addition of sidewalks and bike lanes on a 500m stretch along 88th Avenue in Fort Langley (While this is on the gap, the gap length is 2.8KM, and the rest of the 2.3KM are not being addressed).
  - $120,000 for transit improvements which includes some active transportation upgrades.

  We need a complete comprehensive long-term plan for funding active transportation. There are projects funded but not shown in this draft budget such as the 216 Street corridor, which makes it harder to understand the complete picture.

- **Parking-Related Expenditures**:
  By contrast there are several parking-related projects total $2.94 million, including:
  - Aldergrove Parking Facility – $200,000
  - Civic Facility Parkade Resurfacing – $375,000
  - 27012 Fraser Highway (Demolition of Commercial Building) – $350,000
  - McLeod Athletic Park (Parking Lot Rehabilitation) – $750,000
  - Philip Jackman Park (Parking Lot Rehabilitation) – $560,000
  - Redwoods Golf Course (Overflow Parking Lot Rehabilitation) – $100,000
  - Airport (Parking Lot Expansion) – $605,000

Given the Township's ongoing growth, we believe a more balanced and forward-looking approach is needed. We understand that the Township is working with a consultant on a new Transportation and Mobility Strategy which will include cycling infrastructure. At this time, we would have hoped that more cycling infrastructure expenditures would have been included in the 2025 capital budget as many of the infrastructure needs are well-known and have carried over from the previous Township cycling plan. These longstanding concerns include:

1. **Closing Gaps in the Cycling Network ("Un-Gapping the Map") including connecting the Townships communities, parks and major facilities**

2. **Redesigning several features of the MUPs and trails to accommodate active transportation (including rehabilitation and/or remediate the maze gates and bollards that are impeding the free movement of cargo bikes, bike trailers and mobility devices on the Townships many trails**
3. **Improving bike locking facilities at key locations**
4. **Improved Way Finding**
5. **Improving crossings for people walking, rolling, and cycling**

These steps will encourage healthier, and safer communities and help mitigate future congestion by promoting alternative modes of transportation. We urge the Township to consider increasing the budget for active transportation projects to ensure that Langley remains livable and accessible for everyone, now and in the years to come.

Finance Division - budget@tol.ca

From:
Sent: Thursday, February 13, 2025 8:00 AM
To: budget
Subject: Question

External email. Verify sender and confirm content is safe.

Months ago we received a questionnaire asking if we would support garbage pickup in TOL rural areas. We did support this service along with the cost proposal. We live at 24191 0 ave Langley and have not heard back regarding this and did not see anything about it in the 5 year budget proposal. Is this service still going to happen?
If not why?

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	PUBLIC WORKS	**FILE NO:**	6130-01
SUBJECT:	2024 HOLIDAY LIGHTS IN WILLIAMS PARK		

The purpose of this memo is to provide Mayor and Council with a summary of the 2024 Holiday Lights in Williams Park event and plans for the 2025 event.

The 2024 Holiday Lights event was held at Williams Park from December 9 to 29, from 4:00pm to 9:00pm, except for on December 25 and 26. The event featured 187,855 lights and many decorations created and installed by staff. The lighting and decorations were new for the 2024 event.

The event attracted a total of 84,642 attendees, assuming an average of three people per registered vehicle. Below is a detailed breakdown of attendance:

Category	Number of Registered Vehicles	~Number of People	Percentage
Resident	8,109	24,327	29%
Non-Resident	20,105	60,315	71%
Total	28,214	84,642	100%

Food Bank volunteers collected a total of $55,498 in donations from attendees over the course of the event. The Aldergrove Food Bank will be the beneficiary of voluntary and verified donations from visitors to the annual Holiday Lights in Williams Park event for the next five years, from 2025 to 2029, as directed by Council at the Regular February 3, 2025 meeting.

Financial Overview:

Below is a table of funding and expenses for the event:

Category	Details	Amount
2024 Funding		
Operating Funding	Base operating budget for Holiday Lights in Williams Park	$110,000
Enhanced Community Events Budget	Remaining funds	$18,000
	Total Funding	**$128,000**

Category	Details	Amount
2024 Expenses		
Operating Funding	Set-up, rentals, contracted services, event equipment, theft, and event operations	$170,900
Sponsorship (non-Township funding)	From Smith Bros. & Wilson, Lark Group, Badger Inc., Fortis BC, Kinetic, and Langley MLA's	-$32,500
	Total Expenses	**$138,400**

Our service providers generously gave reduced rates for the event, including Maple Leaf Disposal, Metro Traffic, Sunbelt Rentals, and Zedcor for a total of $25,450 in operational savings.

The event experienced a budget overage, due to the theft of seven commercial-grade electrical cables, resulting in an additional cost of $4,800. To prevent further theft, on-site security was hired for one week, costing $2,200. Additionally, high attendance throughout the event required extra traffic control staff, which added $16,000 to the budget. Lastly, the 2024 event featured all-new lights and decorations, which required additional setup time. While it's difficult to estimate the exact cost of this, we expect the setup process to be quicker for 2025, reducing associated expenses.

The costs related to taking down the event were incurred in 2025 and will be accrued in the 2025 operating budget.

Park Improvements:

There were no park upgrades outside of planned maintenance activities. The improvements included:

- Power Distribution - Improved by renting 27 spider boxes, up from nine (9), in previous years, and two (2) generators. These rentals ensured no light outages for the duration of the event. Funded through the operating budget for Holiday Lights in Williams Park.
- Trail Resurfacing - Parks Operations resurfaced some of the trails that had washed out and posed potential trip hazards. Funded through Parks Operating.
- Landscaping and Drainage - The entrance of the trails was re-landscaped, and a catch basin was installed to assist in better field drainage, mitigating slip hazards along the trail. Funded through Parks Operating.
- Pond Maintenance - Initially scheduled for 2023 but was completed in 2024 due to scheduling conflicts. Funded through Parks Operating.

Concerns and Future Improvements:

Despite implementing a staging area, registration system, and a better traffic management plan, some residents still experienced congestion issues. The registration system faced challenges with unregistered vehicles, leading to delays.

For 2025, proposed improvements include seeking additional sponsorship opportunities, implementing "Do Not Block" signage at driveways, adjusting the donation system (potentially implementing a $5.00 per car fee), reviewing and improving the Traffic Management Plan, enhancing communication with residents, addressing staffing challenges on Christmas Eve by proposing closure dates of December 24, 25, and 26, and proposing event dates from December 12 to December 28 to reduce operating costs.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	PROTECTIVE SERVICES DIVISION – FIRE	**FILE NO:**	7130-01
SUBJECT:	EMERGENCY PREPAREDNESS FOR SENIORS		

At the December 16, 2024, Regular Meeting of Council, Council adopted a resolution recommended by the Seniors Advisory Committee directing staff to investigate opportunities to mitigate the risks posed to senior population during heat and smoke-related emergencies and report back to Council. Given our changing climate and the frequency of Extreme Weather, understanding risks, vulnerabilities and communicating with the public is essential for effective emergency management.

Staff have reviewed multiple data sources to understand the risk and vulnerability of heat and smoke related emergencies within the Township. First, a regional mapping initiative led by researchers from University of British Columbia (UBC), Vancouver Coastal Health (VCH) and Fraser Health (FH). For the sake of this memo, the trends and findings presented focus on Heat and Smoke Vulnerability. The data defined vulnerability as a function of; exposure, sensitivity (age and pre-existing health conditions) and adaptive capacity (income, education, literacy, social supports, and coping skills). Secondly, staff looked at the spatial correlation between where seniors live (2022 Census, % of population 65 and older), land surface temperatures (2021) and the locations of Township infrastructure. The data showed the following:

Community	Heat Vulnerability	Smoke Vulnerability	Senior Population
Walnut Grove	Medium to *High	Low	High
Fort Langley	Low	Low	Low
Otter	Low	Low	Low
Willoughby	Medium	Low	Low
Murrayville	Medium	**High	Med
Brookswood/ Fernridge	Low	Medium	High
Aldergrove	Low	Medium	Low
Disclaimer – Ratings are generalizations based on trends and patterns *High rating is due to the built environment and commercial/industrial area **High rating is due to wind patterns and extensive tree canopies in rural areas			

The data also revealed high risk and vulnerable areas had sufficient infrastructure (community centers, libraries, and/or shopping malls), spray parks and tree canopy to reduce the risk to seniors.

Based on the above findings, staff will facilitate community outreach targeting the communities of Walnut Grove, Murrayville, Brookswood/Fernridge, all of which have higher populations of elderly and show a higher risk and vulnerability to heat and smoke events. Education will focus on heat safety, protective actions related to heat, and places of refuge within the Township during heat and poor air quality events. The priorities will be to raise awareness of heat and smoke safety and work alongside our health partners and senior centers to identify additional ways to help seniors cope with current and future climate-related stresses.

It is also important to mention, in 2024, BC Hydro launched an initiative which provided cooling units for low income (eligible) residents. The program required a recommendation letter from the Home Care program offered by the health authority and aimed at targeting seniors and vulnerable people. BC Hydro advises discussions are underway to secure funding for 2025.

The Township's strategy takes a multi-faceted approach to public safety communications. Fraser Health Authority is the lead organization for communicating during emergencies related to public health (including heat and poor air quality events). More recently staff began planning a further enhancement by introducing more offline options including newsprint ads in local community newspapers, posters at senior's centres and care facilities, to help meet the needs of those who may not have access to digital platforms or prefer traditional print media. Planning continues with other ideas under consideration.

Corporate Communications and Emergency Management are working in coordination to engage various partners across the community to help ensure the collective safety of all our residents, especially the most vulnerable.

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	ENGINEERING DIVISION	**FILE NO:**	5260-21-015-01
SUBJECT:	BEDFORD CHANNEL DREDGING PROJECT UPDATE		

The purpose of this memorandum is to provide Mayor and Council with an update on the project extent, initial findings, and progress to date regarding the dredging of Bedford Channel.

Kwantlen First Nations (KFN) and recreational user groups have expressed concerns about ongoing sediment deposition in the upstream section of Bedford Channel (from Jacob Haldi Bridge to the east), which is reducing water depth and usability.

Historically, the Bedford Channel was regularly dredged by commercial users, who ceased operations decades ago. The most recent dredging occurred in 2006 during the development of Bedford Landing by ParkLane Homes, in partnership with KFN and the Township of Langley. This dredging was conducted under a land tenure held by KFN, which expired in 2021.

As directed by Council, Township staff have liaised with KFN to support a land tenure replacement application, submitted on March 25, 2024, through Front Counter BC. Steps have been identified to potentially consider dredging the Bedford Channel.

On May 27, 2024, Council authorized the allocation of $150,000 to retain qualified engineering and environmental professionals to advance the necessary studies and dredging plans required for regulatory permitting.

A qualified professional was retained to conduct a bathymetric survey and channel bed sediment sampling for the 2.0 km-long reach in the upstream portion of Bedford Channel (within the KFN land tenure extent, as shown in Attachment A). Surveys were conducted in June and December 2024.

Since the last survey in 2018, the channel section has experienced a net deposition of 32,000 m^3. Navigation depth is influenced by bed levels, seasonal river flow, and tidal conditions. To achieve a target minimum water depth of 2.4 m over the 2 km stretch during September, approximately 150,000 m^3 of dredging will be required. Dredging alters the natural sediment equilibrium, leading to faster deposition until equilibrium is restored. Regular dredging is necessary to maintain water depths.

Finding a nearby location for stockpiling the dredged sand is challenging due to the area's inclusion in the Agricultural Land Reserve, which requires permission from the Agricultural Land Commission.

Initial feedback from regulatory agencies highlighted the need for a Water Sustainability Act (WSA) Change Approval and consideration of sturgeon fish presence. This necessitates an Impact Assessment Study to identify existing environmental conditions, including fish and fish habitat, aquatic species at risk, and an Environmental Protection Plan, both of which are underway.

A qualified professional has been retained to prepare the required documentation and support the environmental permitting process. Work has commenced under the assumption that the project will not be funded through federal funding programs, which require a more extensive permitting process, and that a nearby location for material stockpiling will be identified. A WSA application is anticipated to be submitted by Spring 2025. Additional assessment/permitting may be required for the sand stockpile location once identified.

The land tenure and other regulatory requirements are held by KFN. Township staff will continue to liaise with their representatives to support permitting efforts.

The preliminary estimated cost for dredging alone (excluding regulatory requirements and stockpiling/handling costs) is approximately $2.3 million, provided the dredged sand can be stockpiled nearby. Disposal at sea would increase the estimated cost to approximately $6 million.

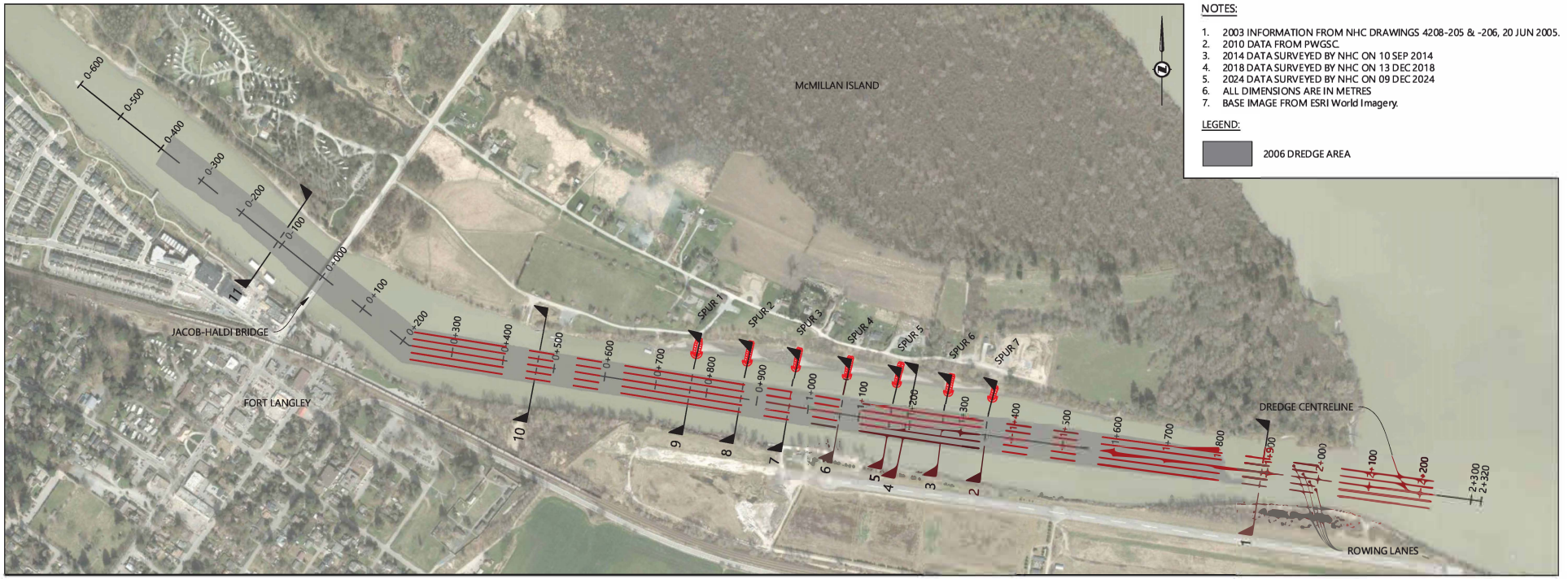
No grant funding sources for channel dredging have been identified to date. Some funding may be available for maintaining Seyem' Qwantlen Harbour through the Small Craft Harbours program run by Fisheries and Oceans Canada (DFO).

Township staff contacted other municipalities regarding their approach to Fraser River dredging. In Richmond and Delta, dredging is largely managed by the Port of Vancouver and Steveston Harbour Authority. Funding agreements have been used in the past, with municipalities contributing about 25% of the cost, and the remainder covered by the Province, DFO, and the Harbour Authority. The City of Mission recently undertook dredging as part of a public utility installation.

According to a recent report from the Port of Vancouver, the Canadian Coast Guard ceased dredging the Fraser River in 1998, and this responsibility was not reassigned. The Fraser Port Authority developed an annual dredging program for certain areas within its jurisdiction, excluding Bedford Channel.

Staff will continue to advance the engineering and environmental studies for the Bedford Channel Dredging Project to support the necessary permitting and will liaise with KFN representatives.

ATTACHMENT A Bedford Channel Survey Extent and Preliminary Results, December 2024



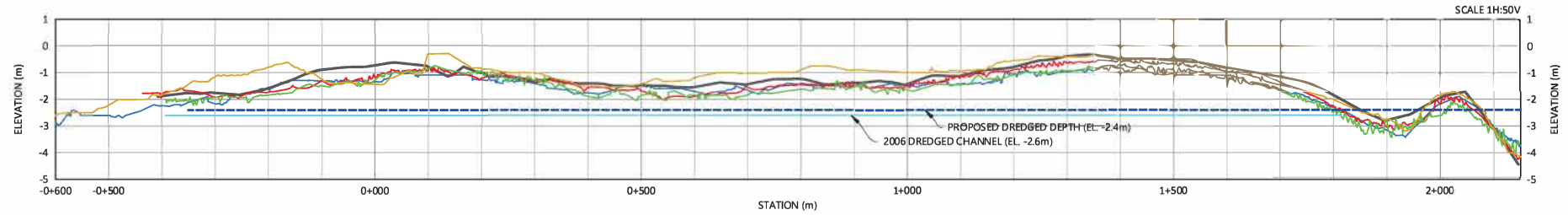
NOTES:

1. 2003 INFORMATION FROM NHC DRAWINGS 4208-205 & -206, 20 JUN 2005.
2. 2010 DATA FROM PWGSC.
3. 2014 DATA SURVEYED BY NHC ON 10 SEP 2014
4. 2018 DATA SURVEYED BY NHC ON 13 DEC 2018
5. 2024 DATA SURVEYED BY NHC ON 09 DEC 2024
6. ALL DIMENSIONS ARE IN METRES
7. BASE IMAGE FROM ESRI World Imagery.

LEGEND:

2006 DREDGE AREA

PLAN VIEW
1:7,500



LEGEND:

- 2003 PRE-DREDGED CHANNEL
- 2006 DREDGED CHANNEL
- PROPOSED DREDGE DEPTH
- 2010 BED LEVEL
- 2014 BED LEVEL
- 2018 BED LEVEL
- 2024 WINTER BED LEVEL

DRAFT ISSUED FOR DISCUSSION PURPOSES

CLIENT: Township of Langley
TOWNSHIP OF LANGLY
20338 - 65 Avenue
Langley, B.C.
V2Y 3J1

BEDOFRD CHANNEL
SURVEY AND PERMITTING

2006 Dredged Channel Plan View & Centreline Profile

NHC PROJECT No. 3009059
COORD SYS. AND DATUM
HORIZ: NAD83 UTM ZONE
VERT: CGVD28, GEOID: G

FIGURE 7

ATTACHMENT A

N.6

Township of Langley
Est. 1873

M E M O R A N D U M

TO:	MAYOR AND COUNCIL	**DATE:**	FEBRUARY 24, 2025
FROM:	COMMUNITY AND POLICY PLANNING DIVISION	**FILE NO:**	LRP00023
SUBJECT:	UPDATE ON FRASER HIGHWAY EMPLOYMENT LANDS AREA PLAN		

The purpose of this memorandum is to provide Mayor and Council an update on the Fraser Highway Employment Lands Area Plan (FHEL).

Engagement Phase 3

From November 2024 – February 2025 the Township of Langley conducted further engagement for the FHEL. Engagement included a second Open House held on January 30, 2025, which saw close to 400 attendees, as well as opportunities for public feedback on the Township's website and via email. Key themes heard throughout engagement (not in any order) were:

- concerns regarding the interface between industrial and residential and/or agricultural land uses
- need for greater environmental protection and concerns regarding leachate, industrial pollution, species at risk
- most support for Concept Plan #3 because the planning area is smaller, focused on Fraser Highway and includes the least amount of residential land
- concerns regarding traffic congestion and road safety
- protection of the manufactured home park because it provides affordable housing
- concerns about process transparency and whether public feedback was sufficiently incorporated into the concepts

A full summary of the engagement activities and feedback can be found in the Phase 3 What We Heard Report on the Township's website at **tol.ca/fhel**.

Next Steps

Feedback from Phase 3 public engagement will be incorporated into a final draft concept and a draft area plan will be developed. The draft plan and bylaw amendment will be presented to Council in early spring and a Public Hearing will be held. The plan will then be presented to Metro Vancouver to seek an amendment to the Regional Growth Strategy (RGS, Metro 2050). The RGS amendment process is expected to take six months from the time of submission. Pending approval, a final plan for the FHEL is expected early 2026.

Township of Langley
Est. 1873

M E M O R A N D U M

TO: MAYOR AND COUNCIL **DATE:** FEBRUARY 24, 2025

FROM: COMMUNITY DEVELOPMENT DIVISION **FILE NO:** 6635-01

SUBJECT: AGRICULTURAL LAND COMMISSION DECISIONS FOURTH QUARTER 2024 (OCTOBER - DECEMBER)

The purpose of this memorandum is for information purposes in accordance with Council's October 22, 2007 resolution directing staff to summarize and report to Council the Agricultural Land Commission (ALC) decisions on a quarterly basis.

Att. No.	File No.	Agent/ Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
A	14-18-0021 AL100455	Sanderson + Welsh Planning Ltd.	Two lot rural residential subdivision	Complies	Refused	October 3, 2024	6842 264 St 5.1 ha
B	07-10-0036 AL100445	Anthony Cerf	Reconsideration of transferability for single family residential strata conversion	Standing Resolution	Conditionally Approved	October 7, 2024	1361 200 St 0.18 ha
C	10-32-0077 AL100452	Harvest Baptist Church	Non-farm use to use 929m^2 of property to construct a larger facility	Referred	Conditionally Approved Option 2	October 10, 2024	22594 Old Yale Road 2.1 ha
D	14-32-0003 AL100454	Sanderson + Welsh Planning Ltd.	Internal lot line adjustment between three properties	Complies	Conditionally Approved	October 23, 2024	9120 272 St 0.4 ha 27212 91 Ave 0.03 ha 27224 91 Ave 0.4 ha
E	07-03-0020 AL100433	Eleanor Wrigley	Reconsideration of homesite severance to accommodate a septic field	Complies	Conditionally Approved	December 9, 2024	19636 8 Ave 8.1 ha
F	14-06-0134 AL100427	Township of Langley	Exclude property from the ALR to facilitate industrial uses	Supported	Approved	December 17, 2024	27036 56 Ave 1.8 ha

Att. No.	File No.	Agent/ Applicant	Proposal	Council Resolution	ALC Decision	Date of Decision	Address Site Area
G	11-26-0025 AL100461	Township of Langley	Non-farm use to create a regional park with a boat launch	Referred	Conditionally Approved	December 18, 2024	25337 88 Ave 2.7 ha 8834 252 St 0.7 ha

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

October 3, 2024

ATTACHMENT A

ALC File: 100126

Michael Sanderson
Sanderson + Welsh Planning Ltd.
Delivered Electronically

Dear Michael Sanderson:

Re: Reasons for Decision - ALC Application 100126

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #640/2024). As the agent, it is your responsibility to notify the applicants accordingly.

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,

Jennifer Carson, Land Use Planner

Enclosure: Reasons for Decision (Resolution #640/2024)

cc: Township of Langley (File: 14-18-0021/AL100455). Attention: Mohammad Nemati

100126d1

Agricultural Land Commission File 100126

Reasons for Decision of the South Coast Panel

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Davinder, Gurdial, Hardial & Sukhdev Garcha
Primary Contact:	Michael Sanderson, Sanderson + Welsh Planning Ltd. (Agent)
Property:	Parcel Identifier: 010-892-702 Legal Description: Lot 40, Section 18, Township 14, New Westminster District, Plan 3337 Civic: 6842 264 St., Langley, BC Area: 5.1 ha (Entirely 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 Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the 5.1 ha Property, into two 2.55 ha parcels (the "Proposal"). The Application explains that the Proposal is to permit each family unit to have a residence on their own property and to alleviate the need for one family to commute to the Property.

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 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, 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] In 1994, Application 28871 was submitted to the Commission to subdivide one 1.7 ha parcel from each of the 34 properties making up the application. The Property was one of the 34 properties making up this application. The application was refused as submitted by Resolution #407/1994 as the Commission believed the subdivisions would reduce the agricultural potential of the properties and increase the rural residential population in the area.

[6] In 2005, Application 31597 was submitted to the Commission to deposit up to 8,000 m^3 of soil over the majority of the Property in order to

improve drainage and prepare the land for planting of Christmas trees and blueberries. The proposal was approved with conditions by Resolution #351/2005. However, this project was not completed in a manner consistent with the Resolution and the landowner was notified by the Commission accordingly.

[7] In 2017, the Applicants Application ID 56602 was submitted to the Commission to subdivide the 5 ha Property into two lots of 2.5 ha. The Commission considered the impact of another residence on the land making up the Property and refused the application by Resolution #46/2018.

[8] In 2019, Application ID 58190 was submitted to the Commission to subdivide the Property into two 2.5 ha lots to allow the Applicants to build a new residence for a family member on the proposed lot. In addition, the Applicants are applying to place ~2230 m^3 of fill over 0.3 ha of the Property for the purpose of improving the agricultural capability (including drainage), and 1275 m^3 over 0.14 ha of the Property for the purpose of extending a farm road. The Commission considered whether the subdivision would impact the agricultural utility of the Property and whether the fill is necessary to facilitate farming on the Property. The Commission refused the application by Resolution #205/2019 on the grounds that subdivision would reduce the agricultural options available to the Property and it would increase the non-agricultural infrastructure through the placement of a new residence. The fill proposal was also

refused as the Panel found that there was insufficient evidence to explain why it was required for agricultural use.

[9] Following this application, in 2020 the Applicants submitted a reconsideration request for Resolution #205/2019 which the Executive Committee found did not contain any new information and declined to reconsider the application.

[10] The Township of Langley indicates that the Proposal is consistent with the Property's zoning designation (Rural Zone RU-1) and Official Community Plan designation (Small Farms/Country Estates). The Commission did not endorse this designation.

[11] At its meeting of July 15, 2024, the Township of Langley Council resolved to forward the Application requesting that the Commission consider the application based on agricultural merits.

ANALYSIS AND FINDINGS

[12] There is currently approximately 2.5 ha of blueberry plants on the Property, 0.3 ha in a cedar tree plantation, approximately 0.8 ha of forested land, and a residence on approximately 0.28 ha.

[13] The Application explains that the Proposal will facilitate the construction of an additional home on the land making up the Property for one set of landowners, Hardial and Gurdial Garcha, who currently live offsite and

that this new residence is proposed in an area that would have minimal impact on the agricultural use of the Property.

[14] More specifically, the Application explains that if the Proposal is approved by the Commission, the first proposed lot would contain the existing home, and the second proposed lot would be for Hardial and Gurdial Garcha to build a new home. The Application submits that, if approved, the new home on proposed lot 2 would be less than 500 m^2 and would be constructed within a residential footprint of approximately 650 m^2 in the northwest corner adjacent to 264 St. and will not be impacting any existing blueberry fields nor the proposed future 0.3 ha expansion of the cedar tree plantation.

[15] Section 25(1)(b) provides that on receiving a use or subdivision application, the Commission may (i) refuse permission for the use or subdivision applied for, (ii) grant permission, with or without limits or conditions, for the use or subdivision applied for, or (iii) grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

[16] In making a decision under s. 25, the Commission must consider the purposes and priorities of the Commission set out in s. 6 of the ALCA, as outlined above, and in this regard must consider the Application within the context of the ALCA and the ALR.

[17] The Application material describes the uses of adjacent parcels as agricultural and residential. The Property is surrounded by ALR. The Application further argues that the proposed sizes of the two lots are consistent with the lot sizes in the surrounding area. The Application mentions that the existing farm access road will require a minor adjustment if the Proposal is approved. The Application submits that there will be no impact on either existing or future blueberry production.

[18] The Application also states that having all owners of the Property living on the blueberry operation will improve the efficiency and effectiveness of the jointly operated blueberry operation.

[19] The Application also speaks directly to the concerns raised by the Commission in its decision on the owner's previous application to subdivide the Property, specifically that:

a. subdivision would increase the likelihood of the land being used for purposes other than farming in the future;

b. increases the likelihood of agricultural land being used for residential purposes; and,

c. decreases the agricultural options available on the land.

[20] The Application submits that if approved, the Applicants will ensure both resulting parcels will continue to be both owned and operated by the two

Garcha families for agricultural activities for the foreseeable future through the submission of:

a. an appropriate legal instrument on the title of both proposed lots that neither will be sold for a period of 10 Years from the date of registration of a subdivision; and,

b. agricultural production on Lots 1 and 2 will continue to be undertaken by the two families in the form of a jointly owned single incorporated company.

[21] The Panel considered the proposed assurances offered by the Applicants. While the Panel understands that the proposed legal instrument might be beneficial in ensuring that the Property be farmed as a unit in the short term, it does not ensure that it will be so in the long term (i.e. beyond 10 years or once the properties are sold). The farm operation could be farmed through a jointly owned incorporated company with or without subdivision. Neither proposed assurance mitigates the fact that smaller parcels of farmland are less likely to be farmed over the longer term, particularly once ownership changes hands, which will occur eventually. The Panel finds that the subdivision Proposal is therefore inconsistent with the Commission's mandate to protect and enhance the size and integrity of the ALR.

[22] As noted, it is the Commission's experience that smaller lots are less likely to be used for farming and take on rural residential (rather than

agricultural) characteristics as they have more limited potential for increased production, or farm income. Furthermore, each ALR parcel would be permitted a second residence, increasing the likelihood that more productive land will be lost or displaced by residential infrastructure.

[23] The Panel acknowledges that there is a desire on the part of the Applicants to have all family members reside on the farm, and notes that there are provisions within the ALCA to create additional dwelling units within the existing principal residents (such as a secondary suite) or as an additional residence up to 90m^2.

[24] The Panel also discussed that the request for subdivision of the Property has been refused three times prior to this current application. The Panel notes that these previous refusals for subdivision were based on concerns that the Commission had regarding a reduction of the agricultural potential of the Property, an increase in the residential footprint on the ALR, and a likely reduction in the range of agricultural options available to the Property if subdivided. These rationales remain valid.

[25] The Panel finds that this subdivision Proposal creates no net benefit to agriculture and would contribute to increased residential pressures on the Property, while reducing the agricultural viability of the land.

DECISION

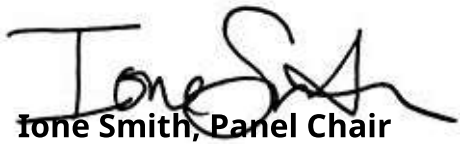
[26] For the reasons given above, the Panel refuses the Proposal to subdivide the 5.1 ha Property, into two 2.55 ha parcels.

[27] These are the unanimous reasons of the Panel.

[28] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[29] Resolution #640/2024

Released on October 3, 2024



Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

October 7, 2024

ATTACHMENT B

ALC File: 69230

Anthony Cerf
DELIVERED ELECTRONICALLY

Dear Anthony Cerf:

Re: Reasons for Decision – Reconsideration of ALC Resolution #174/2024

On July 8, 2024, the Agricultural Land Commission (the "Commission" or "ALC") received correspondence requesting reconsideration of its decision recorded as Resolution #174/2024. After reviewing the file materials and the request for reconsideration the Executive Committee agreed to reconsider the decision pursuant to s. 33 of the Agricultural Land Commission Act.

The Commission's decision on reconsideration is attached and as the Applicants' representative, 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.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #641/2024)
Schedule A: Decision Map
Schedule B: Original Decision (Resolution #174/2024)

cc: Township of Langley (File AL100445) Attention: Alex Rowley

69230d2

AGRICULTURAL LAND COMMISSION FILE 69230

RECONSIDERATION OF EXECUTIVE COMMITTEE DECISION

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Reconsideration of Resolution #174/2024 (a decision made on a Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act)

Original Applicants:	Jackie & Anthony Cerf
Agent:	Anthony Cerf
Property:	Parcel Identifier: 111-199-032 Legal Description: Parcel "A" (Explanatory Plan 13509), Lot 1, Section 10, Township 7, New Westminster District, Plan 6394 Civic: 1361 - 200th Street, Langley, BC Area: 0.18 ha
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Janice Tapp Jerry Thibeault Gerry Zimmerman

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] Pursuant to s. 21(2) of the ALCA, the Original Applicants applied to the Agricultural Land Commission (the "Commission") to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots of approximately 920 m^2 each with limited common property area for each strata lot (the "Proposal").

[3] By Resolution #174/2024, dated April 2, 2024, the Executive Committee approved the Proposal (the "Original Decision"). In reaching its decision, the Executive Committee concluded that given the very specific circumstances related to this Property (which includes a combination of the intensity of residential development surrounding this parcel, its size and exception from the restrictions of use in the ALR) that stratification of the Property, subject to certain conditions, would not have a negative impact on agriculture.

[4] On July 8, 2024, the Commission received the Original Applicants' Request for Reconsideration (the "Request") of condition 'c" of Resolution #174/2024 which stipulates that the "approval for subdivision is granted for the sole benefit of the Applicant's and is non-transferable".

[5] In the Request, the Original Applicant's request a modification to this condition clarifying their original intention is to sell the parcel and not develop it themselves.

[6] In this case, the Executive Committee found that the Request for Reconsideration is warranted.

EVIDENTIARY RECORD

[7] The Executive Committee considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicants, Agent, local government, and Commission; and
2. The Original Decision.

ANALYSIS AND FINDINGS

[8] The Executive Committee considered that their decision to approve the Original Application was based on a combination of the intensity of residential development surrounding this parcel, its size and exception from the restrictions of use in the ALR. Given this backdrop and the nature of the request, in all the circumstances the Executive Committee finds it appropriate to vary the decision by deleting the condition which stipulates that the

approval is granted for the sole benefit of the Applicants and is non-transferable.

DECISION

[9] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the SPA into two strata lots of approximately 920 m^2 subject to the submission of a survey plan delineating the area to be stratified to the Commission for authorization within three years from the date of release of this decision that is substantial compliance with Schedule A of this decision.

[10] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[11] 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.

[12] These are the unanimous reasons of the Executive Committee.

[13] A decision of the Executive Committee is a decision of the Commission pursuant to s.10(4) of the ALCA.

[14] Resolution #641/2024

Released on October 7, 2024

Jennifer Dyson, Chair

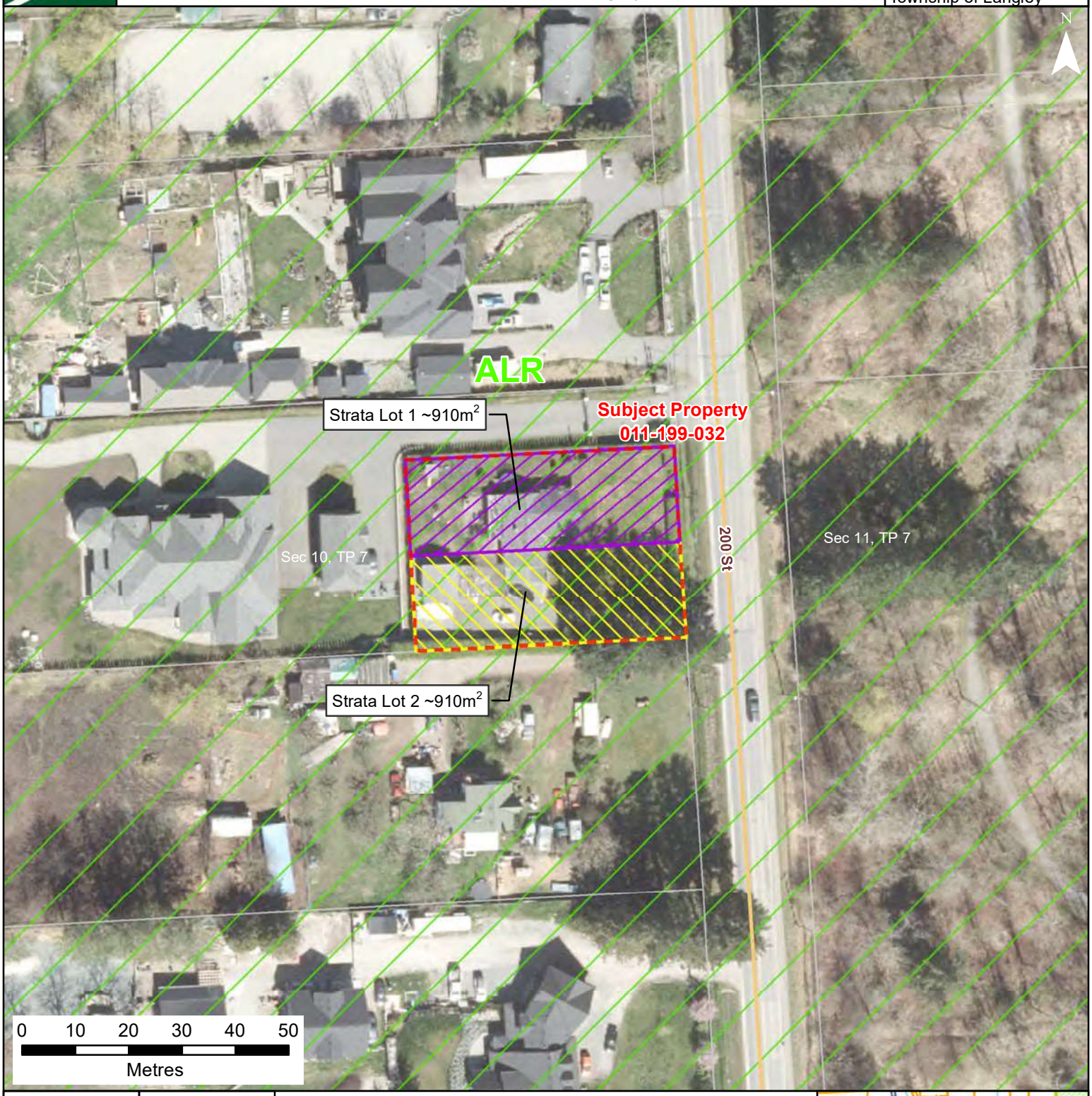
On behalf of the Executive Committee

Schedule A: ALC Decision Sketch Plan

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.007 **N.8**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO: 69230

RESOLUTION NO: 641/2024

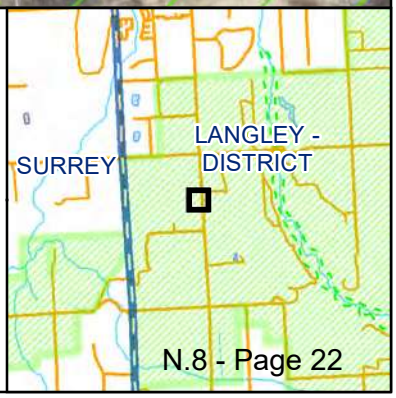
MAP PRODUCED: March 20, 2024

MAP SCALE: 1:1,000

DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Maxar. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

- Conditionally Approved Strata Lot 1 (~0.091 ha)
- Conditionally Approved Strata Lot 2 (~0.091 ha)
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

April 2, 2024

ALC File: 69230

Anthony Cerf
DELIVERED ELECTRONICALLY

Dear Anthony Cerf:

Re: Reasons for Decision - ALC Application 69230

Please find attached the Reasons for Decision of the Executive Committee for the above noted application (Resolution #174/2024). As agent, it is your responsibility to notify the other 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,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #174/2024)
Schedule A: Decision Map

cc: Township of Langley (File AL100445) Attention: Alex Rowley

69230d1

AGRICULTURAL LAND COMMISSION FILE 69230

REASONS FOR DECISION OF THE EXECUTIVE COMMITTEE

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Jackie & Anthony Cerf
Agent:	Anthony Cerf
Property:	Parcel Identifier: 111-199-032 Legal Description: Parcel "A" (Explanatory Plan 13509), Lot 1, Section 10, Township 7, New Westminster District, Plan 6394 Civic: 1361 - 200th Street, Langley, BC Area: 0.18 ha
Executive Committee:	Jennifer Dyson, Chair Richard Mumford Brenda Schoepp Ione Smith Janice Tapp Jerry Thibeault Gerry Zimmerman

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 Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to subdivide the Property under the *Strata Property Act* ("SPA") into two strata lots of approximately 920 m^2 each with limited common property area for each strata lot (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, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

ANALYSIS AND FINDINGS

[5] The Certificate of Title provided with the Application indicates that the application for title transfer to the Applicants was submitted to the Land Title Survey Authority ("LTSA") on December 2, 2016, and was entered on December 17, 2016.

[6] The Property is 0.18 ha (~0.44 acres) and there is one residence on the Property. The Applicants indicate that if they are granted approval to subdivide, the Proposal would result in two strata lots with frontage onto 200th Street.

[7] On November 22, 2023, the Commission confirmed exception from the restrictions on the use of agricultural land under s. 23(1) of the ALCA for the

Property. Section 23 of the ALCA states that the restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

[8] In accordance with s. 19 of the ALCA, a Registrar of Titles must not, under the *Land Title Act* or the SPA, accept an application for the deposit of a plan (or permit the creation of a new parcel of land by metes and bounds description or abbreviated description) if it would cause the subdivision of ALR land unless the subdivision is permitted under s. 3 of the ALR General Regulation or if the Commission has granted permission after an application.

[9] Depositing a strata plan in a Land Title Office under s. 239 of the SPA causes subdivision of land in the ALR and Commission's permission (or compliance with s.3 of the ALR General Regulation) is therefore required as with any other subdivision. This is the case for all types of strata plans under the SPA, including stratas where the lot boundaries are defined with reference to a building (sometimes referred to as a "building strata").

[10] Since stratification of the Property is a form of subdivision, the Executive Committee considered the size of the proposed strata lots in the context of the parcels surrounding the Property.

[11] The Executive Committee considered that the Property is a small residential parcel (0.18 ha/ 0.44 ac) surrounded by large estate home residential development to the north and west and fronts onto 200th Street and Campbell Valley Regional Park to the east.

[12] The Applicants submit that the panhandle lot that wraps around the subject Property along its northern and western border was subdivided into two strata lots within the past 6 years. The Commission was unable to find any documentation regarding the stratification of this adjacent property, and as such assumes that it was done without authorization from the Commission.

[13] Generally, the Commission is concerned about the concentration of small lots in the ALR as it can lead to increased conflicts between small lot residential owners and adjacent agricultural operators as small lot subdivision may increase speculation in the ALR driving the price of farmland up and out of reach of those who want to acquire land for farming, and as farming on small lots may be more difficult than on larger lots.

[14] In this particular case, however given the very specific circumstances related to this Property (which includes a combination of the intensity of residential development surrounding this parcel, its size and exception from the restrictions of use in the ALR) the Executive Committee finds that stratification of the Property, on the conditions set out in paragraph 15 would not have a negative impact on agriculture.

DECISION

[15] For the reasons given above, the Executive Committee approves the Proposal to subdivide the Property under the SPA into two strata lots of approximately 920 m^2 each subject to:

a. the submission of a surveyed subdivision plan to the Commission, within three years of the date of the release of this decision;
b. subdivision that is in compliance with Schedule A of this decision; and,
c. approval for subdivision is granted for the sole benefit of the Applicants and is non-transferable.

[16] These are the unanimous reasons of the Executive Committee.

[17] A decision of the Executive Committee is a decision of the Commission pursuant to s. 10(4) of the ALCA.

[18] Resolution #174/2024

Released on April 2, 2024

Jennifer Dyson, Chair

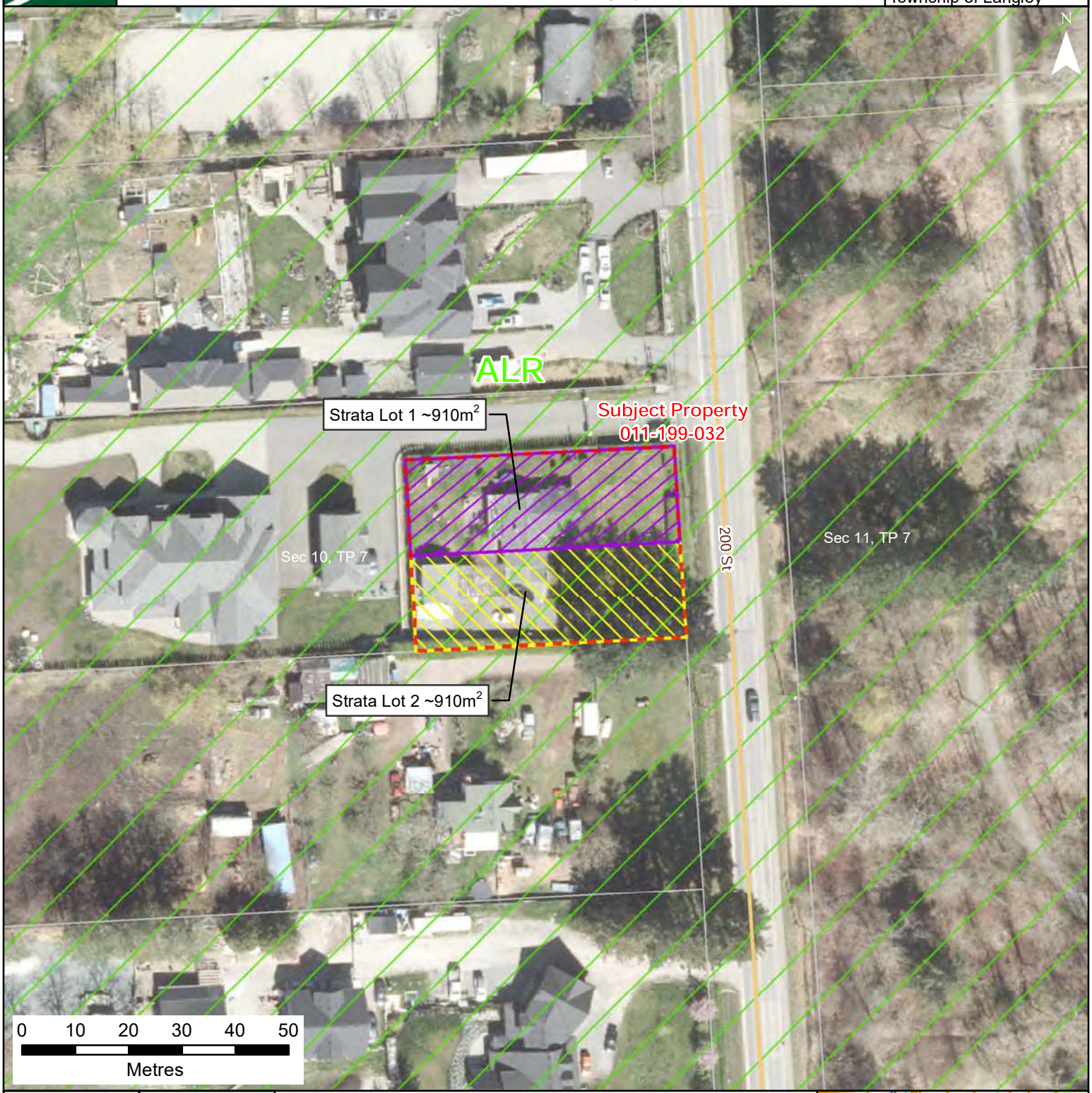
On behalf of the Executive Committee

Schedule A: ALC Decision Sketch Plan

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.007 **N.8**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO:	RESOLUTION NO:
69230	174/2024

MAP PRODUCED: March 20, 2024

MAP SCALE: 1:1,000

DATA SOURCES & NOTES:
ALC, BCGW and ESRI / Maxar. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

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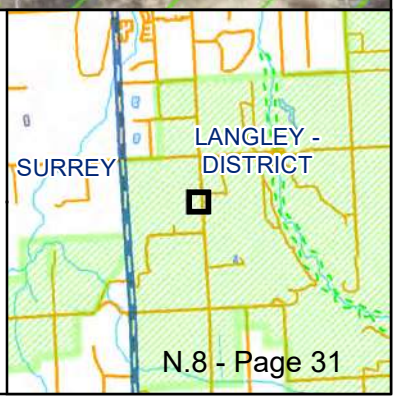

PROVINCIAL AGRICULTURAL LAND COMMISSION

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201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

October 10, 2024

ATTACHMENT C
ALC File: 100219

Joel Tinaco
Delivered Electronically

Dear Joel Tinaco:

Re: Reasons for Decision - ALC Application 100219

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #653/2024). As the 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 section 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,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #653/2024)
Schedule A: Decision Map

cc: Township of Langley (File: 10-32-0077/AL100452). Attention: Nemati Mohammad

100219d1

Agricultural Land Commission File 100219

Reasons for Decision of the South Coast Panel

Non-Farm Use Application Submitted Under s.20(2) of the Agricultural Land Commission Act

Applicant:	Harvest Baptist Church
Primary Contact:	Joel Tinaco (Agent)
Property:	Parcel Identifier: 013-304-437 Legal Description: Parcel "F" (M6255E), North West Quarter, Section 32, Township 10, Except: Firstly: Parcel "A" (Reference Plan 5280), Secondly: Part Lying Within Lot 6 On Plan 57279, New Westminster District Civic: 22594 Old Yale Road, Langley, BC Area: 2.1 ha (Entirely 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 approximately 929 m^2 of the Property to construct a larger facility for the growing needs of the Harvest Baptist Church (the "Proposal"). The Application provides two possible locations for this new building: Option 1 being the preferred choice on the eastern portion of the Property. Option 2 being on the western portion of the Property.

[3] The Application submits that the project requires approximately 140 m^3 of fill in the form of gravel that will be required to be placed over a 93 m^2 area up to a depth of approximately 0.15 m.

[4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 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

[5] The Proposal, along with related documentation from the Applicant, Agent, local government, 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

[6] Prior to the establishment of the ALR in 1972, the Property was used as the Langley YWCA/YMCA (the "YWCA/YMCA"), which included facilities for fitness classes, childcare, babysitting, and social action clubs.

[7] In 1980, the YWCA/YMCA applied to place a mobile home on the Property to provide accommodation for a family who acted as a watchman and custodian for the YWCA/YMCA's facilities. The mobile home was proposed to be located on the Property for two years, at which time the YWCA/YMCA planned to move its facilities to a new location. The Commission approved the placement of the mobile home on the Property, subject to the mobile home being sited on a non-permanent foundation, and the mobile home being removed within 90 days of the mobile home being vacated by the approved user (Resolution #1932/1980).

[8] In 1982, the YWCA/YMCA relocated its facilities to a new property. At this time, the Commission stated that it had no objection to the transfer of the use of the existing facilities on the Property to the new Property owner, the Langley Prairie Elks Club (the "Elks Club"). The Commission's understanding was that the Elks Club would utilize only the existing structures on the Property, including the gymnasium, craft and meeting room, office, storage shed, and mobile home.

[9] In 2006, an application was made to exclude the Property from the ALR to facilitate the relocation of the Elks Club. The facilities on the Property were aging and the Elks Club felt it was more financially viable to relocate to a newer facility closer to the urban centre, than to upkeep the aging facilities. The Elk Club requested exclusion from the ALR to raise sufficient capital to enable the relocation of its operation. The Commission found

that exclusion of the Property from the ALR would result in an isolated node of nonfarm uses within the ALR that may negatively impact surrounding agricultural lands. The application was refused by Resolution #40/2006.

[10] In 2008, the Applicant purchased the Property and since that time, the Property has been utilized for church related activities, such as assembly for worship services, Sunday school services, Tuesday prayer meetings, revival meetings, bible studies, and fellowship gatherings.

[11] In 2010, the Applicant applied to expand the existing facilities on the Property in three phases, including:

- a 929 m^2 addition to the existing church structure to be used for auditorium, classrooms and office uses;
- the replacement of two existing trailers attached to the main building with new construction to provide additional multi-purpose and gymnasium space (657 m^2); and,
- the construction of a new single-family dwelling for church staff.

[12] The Commission found that the Property is capable and suitable for agricultural use and that the proposal to expand the existing non-farm use on the Property would negatively impact agriculture. However, the Commission recognized the historic use of the Property for assembly purposes and supported the use of the Property for church or other

assembly purposes provided there is no expansion beyond the existing footprint (Resolution #2634/2010).

[13] In 2011, the Applicant requested reconsideration of Resolution #2634/2010 on the grounds that prior to the establishment of the ALR, the Property had been used by the YWCA/YMCA and that the trailers on the Property were installed at that time. The Commission considered the historical use of the Property for social gatherings and events predating the ALR, and the Commission's previous correspondence that allowed the transferred use of the Property from the YWCA/YMCA to the Elks Club. The Commission further recognized the relatively small increase in footprint that was proposed. The Commission found that the proposed expansion is consistent with the assembly uses that predated the ALR, and that with appropriate buffering the church expansion would not negatively impact the remaining agricultural potential of the Property. The approval was subject to conditions, including, the registration of a covenant for the installation and maintenance of a 20 m wide vegetative buffer along the west, south, and east Property boundaries (Resolution #221/2011).

[14] In 2018, Application ID 56924 was submitted to the Commission to construct a 683 m^2 detached building with the possibility of further expansion of the building up to 929 m^2, for a church auditorium, Sunday school classrooms, and offices in order to accommodate the increasing number of members and attendees, to construct and to amend the

buffer required in Resolution #221/011 from 20 m to 7.5 m. The Commission refused Application 56924 as proposed but granted a partial approval including the construction of a 683 m^2 detached building, with the possibility of further expanding the building up to 929 m^2, for a church auditorium, Sunday school classrooms, and offices in the northwest corner of the Property; and to amend the buffer required in Resolution #221/2011 from 20 m to 10 m on the westernmost boundary by Resolution # 248/2018 based on the historic use of the Property. An additional condition of approval was a no-build covenant on the eastern ~4740 m^2 of the Property and move shipping containers to the western portion of the property.

[15] in 2023 the Applicant requested reconsideration of Resolution #248/2018 for a new location for the additional building on the eastern portion of the Property. The Panel indicated that it was unprepared to reconsider its decision and indicated that a new application would be required.

[16] The Property currently is used by the Harvest Baptist Church. It contains a ~ 678.9 m^2 main hall and cafeteria, a ~67.7 m^2 workshop shed, a 108 m^2 portable trailer for Sunday school classrooms, a 5.1 m^2 and a 30.4 m^2 tool storage shed, and a 427.2 m^2 open area basketball court.

[17] The Application also submits that the Applicant is hoping to establish a community garden on the 0.6 ha of the eastern portion of the Property.

[18] At its meeting of April 12, 2024, the Township of Langley forwarded to the Commission by the Township Council to the Commission for its consideration based on agricultural merits.

[19] The Township of Langley (the "Township") indicates that the Proposal is consistent with the Property's zoning designation (Small Farms/Country Estates) and Official Community Plan designation (Civic Institutional (P-1)).

ANALYSIS AND FINDINGS

[20] The Property has a history of non-farm use predating the ALR. Further, the most recent application conditionally approved the construction of a 683 m^2 detached building on the western portion of the Property, with the possibility of further expansion up to 929 m^2. The Panel notes that this decision remains valid as there was no timeline associated with that approval.

[21] The Applicant has proposed two options for the location of the proposed building, with a preference for Option 1, on the eastern portion of the Property in the area where the no-build covenant area was required by Resolution #248/2018. Option 2 would not impact the no-build covenant area and would be in the same general location of the approved placement in Resolution #248/2018, however, the building layout would be altered, and the request is for a 929 m^2 structure outright. The Application notes that tree removal would be required for Option 2.

[22] When reviewing the two options, the Panel finds Option 2 to be more consistent with Resolution #248/2018, and that Option 1 will partially impact the eastern area where the Commission required a no-build covenant. The Panel finds that Option 2 is preferred for additional development, subject to several conditions which will be outlined below.

[23] The Panel, after examining Google Earth Imagery notes that the shipping containers have been relocated from the eastern portion of the Property, as required by Resolution #248/2018, however, it appears that they may have been placed in the southern buffer area. The Panel requires that these shipping containers be removed from the buffer area determined in Resolution #248/2018 and moved to the western portion of the property.

[24] The Panel also noted that a basketball court was constructed without Commission approval. The Agent indicated that it was constructed in October 2019 with approximately 10 cm of gravel base and 10 cm of asphalt. The Applicant was under the impression that only buildings required Commission approval. The Agent submits that the basketball court has been a benefit in supporting youth and has become a community hub for special events and picnics.

[25] The Panel considered the basketball court within the context of the legislative limits prescribed by regulation for filling. The Panel finds that the fill required for the court was not permitted by the ALC through an

application process, nor was it permitted by the ALC regulation(s). The deposit of the fill and construction of the basketball court was a non-farm use not permitted by the ALC, and it is inconsistent with the ALC's mandate to protect farmland and encourage farming. The Panel finds that the basketball court increases the non-farm impacts on the Property, reducing the agricultural capability that the Commission in its' previous decision(s) was trying to preserve to the best of its capacity given the historic impacts of non-farm uses to portions of the Property. The Panel requires that the Applicant remove the basketball court as a condition of its approval to construct the new facility (as noted in the conditions below).

DECISION

[26] For the reasons given above, the Panel approves the Proposal to use approximately 929 m^2 of the Property to construct a larger facility for the growing needs of the Harvest Baptist Church in the location identified as Option 2 on the western portion of the Property (the "Proposal") subject to the following conditions:

(a) Resolution #248/2018 is rescinded. Confirmation of agreement with the rescission must be provided by the applicant within 90 days of the date of the decision;

(b) Prior to construction of the new building and by May 10, 2025 the following is required;

i. Photographic evidence showing the removal of the shipping containers from the buffer area;

ii. Photographic evidence showing the removal of the basketball court;

iii. the registration of a covenant for the purpose of maintaining an adequate buffer, 10 m on the western boundary to accommodate the building and the existing outbuildings, with a 20 m buffer maintained on the southern and eastern boundaries;

iv. the registration of a no build covenant on the portion of the Property east of the existing Auditorium, shown in Schedule A, for the purpose of ensuring that this area of approximately 4740 m^2 of the Property is available to agriculture;

v. The submission of a $30,000.00 financial security (e.g. Irrevocable Letter of Credit, Certified Cheque, or Bank Draft) made payable to the Minister of Finance c/o the Agricultural Land Commission within 90 days of the date of the decision;

    1. The financial security is to ensure the new facility is constructed in accordance with Schedule A;
    2. For greater clarity, some or all of the financial security will be accessible to, and used by the Commission as a penalty upon default of the Applicant to comply with the conditions of the approval contained herein; and

3. Release of the financial security will be dependent on receipt of evidence (such as photographs and local government records) that the new facility has been constructed in adherence to this decision.

(c) No hard surfaces are permitted for parking, or other uses. Gravel may be used in the parking area;

(d) The fill for the new facility does not exceed the proposed 140 m^3 of gravel will to be placed over a 93 m^2;

(e) Siting of the new building and parking area in accordance with Schedule A; and,

(f) Approval for construction of a building is granted for the sole benefit of the Applicant and is non-transferable.

[27] 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.

[28] 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.

[29] These are the unanimous reasons of the Panel.

[30] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[31] Resolution #653/2024

Released on October 10, 2024

Ione Smith, Panel Chair

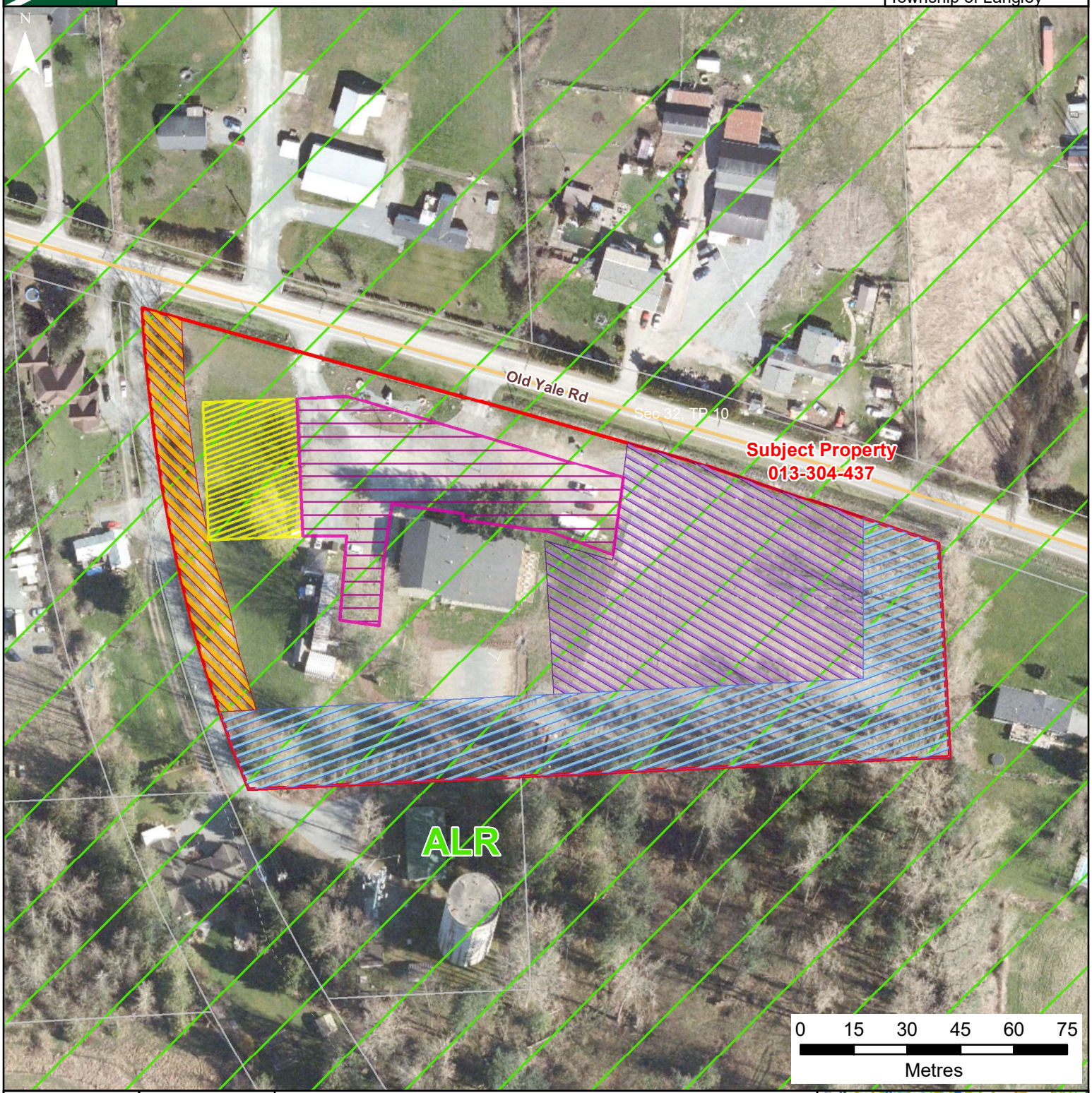
On behalf of the South Coast Panel

Schedule A: Decision Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.008 **N.8**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO: 100219

RESOLUTION NO: 653/2024

MAP PRODUCED: October 4, 2024

MAP SCALE: 1:1,500

DATA SOURCES & NOTES:
ALC, BCGW and Township of Langley. Contains information licensed under Open Government License - British Columbia.

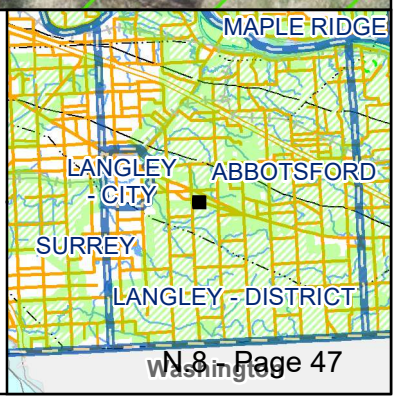
Map for reference only. Accuracy not guaranteed.

Conditionally Approved

- New Building
- Parking Area Permitted
- Subject Property
- Agricultural Land Reserve

Conditions

- 20m Buffer Required
- 10m Buffer Required
- No Build Covenant Area
- PMBC Parcel Cadastre



PROVINCIAL AGRICULTURAL LAND COMMISSION

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E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

October 23, 2024

ATTACHMENT D

ALC File: 100572
Your File:1902

Michael Sanderson
Sanderson + Welsh Planning
Delivered Electronically

Dear Michael Sanderson:

Re: Reasons for Decision - ALC Application 100572

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #686/2024). As the agent, it is your responsibility to notify the applicants 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 section 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.

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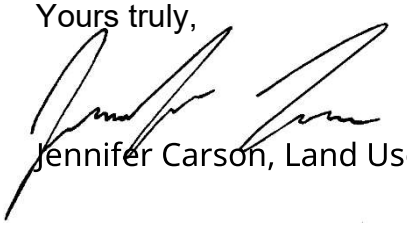
Please refer to the ALC's Information Bulletin 08 – Request for Reconsideration for more information.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,



Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #686/2024)
Schedule A: Decision Map

cc: Township of Langley (File: 14-32-0003/AL100454) Attention: Rob Nordrum

100572d1

Agricultural Land Commission File 100572

Reasons for Decision of the South Coast Panel

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicants:	Hilary and Cornelius Vandergugten
Agent:	Michael Sanderson, Sanderson + Welsh Planning Ltd.
Properties:	**Property 1** Parcel Identifier: 000-558-478 Legal Description: Parcel 'B" Plan with Fee Deposited 52243F, Except: Parcel "One", Reference Plan 8086 and Plan EPP68648, District Lot 216, Group 2, New Westminster District Civic: 9120 272 Street., Langley, BC Area: 0.4 ha (Entirely within the ALR) **Property 2** Parcel Identifier: 012-908-622 Legal Description: Parcel "One" (Reference Plan 8086) of Part on Plan with Fee Deposited 52243F, District Lot 216, Group 2, New Westminster District Civic: 27212 91 Avenue., Langley, BC Area: 0.03 ha (Entirely within the ALR)

Property 3
Parcel Identifier: 006-499-805
Legal Description: Parcel “A” (Reference Plan 4434), District Lot 216, Group 2, New Westminster District
Civic: 27224 91 Avenue, Langley, BC
Area: 0.4 ha (Entirely within the ALR)

Panel: Ione Smith, South Coast Panel Chair
Susan Gimse
Holger Schwichtenberg

OVERVIEW

[1] The Properties are located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the Agricultural Land Commission Act (ALCA).

[2] The Applicants are applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 21(2) of the ALCA to adjust the boundaries between the three Properties to create three residential parcels of approximately 0.3 ha each (the "Proposal")

[3] The Application explains that the Proposal will allow for construction of a residence and septic field on the proposed middle parcel (Property 2) as well as remove the panhandle from Property 3 which is no longer required, as the residence is now accessed from 91 Avenue.

[4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 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

[5] The Proposal, along with related documentation from the Applicants, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

TIMELINE

[6] The Applicants purchased Property 1 on September 27, 1990, Property 3 on March 10, 2010 an Property 2 on March 7, 2017.

[7] On June 14, 2021 the Approving Officer for the Township of Langley (the "Township") granted a Preliminary Layout Approval for the boundary adjustment outlined in the Proposal. This was based on the understanding at the time that the Township Approving Officer could approve subdivision of parcels exempted under s.23(1) of the ALCA.

[8] In April 2022, the Commission updated ALC Policy P-02 – Potential Exceptions from Restrictions of Use in the ALCA: Parcels Less than 2 Acres, to clarify that the s. 23(1) exception for use is limited and does not provide for a general exemption from the ALCA or its regulations and does not apply to the ALCA's restriction on subdivision of land in the ALR. The clarification resulted from the Commission becoming aware of subdivision plans under the Land Title Act and Strata Property Act being deposited by the BC Land Title and Survey Authority in the ALR without ALC authorization following a determination that a parcel had a "use" exception under the ALCA.

[9] On June 13, 2022, the Commission issued a letter to remind provincial and municipal approving officers, managers of planning, and the Registrar and Deputy Registrar of Titles that the s. 23(1) exception is limited, does not provide a general exemption from the ALCA or its regulations and does not apply to the ALCA's restriction on subdivision of land in the ALR.

[10] In early 2023, the Agent explains that the Applicants initiated discussions with the Commission to determine whether subdivision was exempt under s.23(1) of the ALCA.

[11] In the fall of 2023, the Applicants completed all the requirements to proceed with their Preliminary Layout Approval.

[12] In late 2023, the Applicants submitted subdivision plans to the Land Titles Office and it was confirmed that a subdivision application to the Commission was required.

[13] On October 1, 2024, the ALC provided three letters to Michael Sanderson (of OTG Development Ltd) that confirmed that s. 23(1) of the ALCA, applies to the Properties. The letters state that the Properties are "exempt from the restrictions on the use of agricultural land as contained in the Agricultural Land Commission Act and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation)". And that

> *Where applicable, section 23(1) of the ALCA provides an exception from the restrictions on the use of agricultural land set out in the ALCA and its regulations (the Agricultural Land Reserve Use Regulation and Agricultural Land Reserve General Regulation), such as the restrictions on non-adhering residential use, non-farm use, and soil and fill use.*
>
> *The section 23(1) of the ALCA exception is limited and does not provide a general exemption from the ALCA or its regulations. The land remains within the Agricultural Land Reserve (the "ALR") and the ALR notation remains on the certificate of title. For example, the exception does not apply to the ALCA's restriction on subdivision of land in the ALR.*

[14] As such, the Applicants submitted an application to subdivide the Property under s. 21(2) of the ALCA for local government review on April 19, 2024.

[15] At its meeting of June 24, 2024, the Township of Langley Council resolved to forward the Application to the Commission requesting consideration based on agricultural merits.

BACKGROUND

[16] Property 1 and Property 3 each have a residence, whereas Property 2 is currently vacant. Property 2 contained the former Glen Valley Community Hall which was demolished in 2022. None of the Properties are currently used for agricultural purposes. The parcels border an active farm operation to the south and east.

[17] The Township of Langley indicates that the Proposal is consistent with the Property's zoning designation (Rural Floodplain (RU-5) & Civic Institutional (P-1)) and Official Community Plan designation (Agricultural/Countryside).

ANALYSIS AND FINDINGS

[18] The Application submits that the Properties are excepted from the ALR land use restrictions under s. 23(1) of the ALCA, though at the time of submission, the Application did not contain documentation to support

this. The Agent has submitted the appropriate documents and on October 1, 2024 the ALC has provided written confirmation that the Properties qualify for exemption from the restrictions on use of ALR properties.

[19] The Commission confirms that regardless of the Properties' status under s. 23(1), subdivision of the Properties (including the proposed boundary adjustment) requires an application to, and approval of the Commission.

[20] While some boundary adjustment subdivisions may be considered (and permitted) by an Approving Officer under s. 3 of the ALR General Regulation, the Proposal does not qualify for this provision as the Properties are less than one hectare in size.

[21] The proposed boundary adjustment would enable residential development on Property 2, resulting in three equal sized residential lots. In its current size and configuration, it is unlikely that Property 2 would constitute a buildable residential lot.

[22] Section 25(1)(b) provides that on receiving a use or subdivision application, the Commission may (i) refuse permission for the use or subdivision applied for, (ii) grant permission, with or without limits or conditions, for the use or subdivision applied for, or (iii) grant permission for an alternative use or subdivision, with or without limits or conditions, as applicable.

[23] In making a decision under s. 25, the Commission must consider the purposes and priorities of the Commission set out in s. 6 of the ALCA, as outlined above, and in this regard must consider the Application within the context of the ALCA and the ALR.

[24] The Application material describes the uses of adjacent parcels as the 14.2 ha property directly south and east of the Properties is being used for agricultural purposes as a farm. To the north of the Properties is 91st Avenue and the Fraser River beyond. To the west of the Properties is 272nd Street and a 12.6 ha regional park in the ALR. The Properties are surrounded by ALR.

[25] In the Commission's experience, an increased concentration of small residential lots in agricultural areas can lead to increased conflicts between residential small lot owners and adjacent agricultural operators over normal farm practices that generate noise, dust, and odours. Additionally, more residents increase the potential for trespass onto farmland by pets and children, and the potential for farm products and equipment to be damaged, or livestock to become stressed. All these potential and real conflicts between residents and farmers can result in a reduction of intensity of farm activities and hardship and stress for the farmer, and potentially economic losses, particularly if livestock or machinery are harmed. In this particular case, while there will not be an increase in parcels, there will be an increase in the number or parcels (from one to three) that share a boundary with the agricultural property

to the south and east and there is the potential for another residence to be constructed.

[26] The Panel notes that this Proposal does not benefit agriculture. The adjacent farm parcel would not benefit from having additional parcels and the construction of another residence adjacent to it.

[27] However, the Panel recognizes that in this particular case, the Applicants originally believed, on the Township of Langley's advice (the "Township") that the Township Approving Officer could approve subdivision of parcels exempted under s.23(1) of the ALCA. At this time the Applicants were provided with a Preliminary Layout Approval (the "PLA") from the Township of Langley and had completed the requirements of the PLA by the spring of 2023 to the Township's satisfaction. The Panel finds that the Applicants proceeded in good faith with the mistaken belief that they did not require Commission approval for this boundary adjustment.

[28] While the creation of another two parcels abutting an agricultural operation is not ideal, there are tools to help mitigate the impact of the residential parcels on the adjacent agricultural operation. The Ministry of Agriculture and Food's recommendation in the Guide to Edge Planning recommends a minimum setback of 30 m for residences from the edge of a farm parcel, and a minimum 15 m vegetative buffer. Given the size of the existing Parcel, it is not possible for this size of setback to be realized along the eastern boundary, however, there appears to be space for a

5 m vegetative buffer and fence on the southern boundaries of each of the proposed parcels to help limit negative impacts from the residential properties on the adjacent agricultural property. An additional 10 m of no-build covenant along the southern boundary as a buffer could be used instead of requiring a full 15 m vegetative buffer along the southern boundary. The Panel recognizes that there may be some existing infrastructure in this area, in which case it will be necessary to remove it. Along the eastern boundary of Property 3 there appears to be some fencing and some existing vegetation. It appears that a 3 m buffer could be possible. In this case the Panel notes that some of the vegetation is invasive species such as blackberries, which is not a preferred buffer. The Panel requires that the invasive species be removed and replaced with plants listed in Appendix B of the Guide to Edge Planning.

[29] The Panel notes that there is fencing in place along the southern and eastern boundary of the Properties, however, it does not meet the requirements for protecting the larger agricultural property it abuts. The Panel requires a wire fabric fence with two strands of barbed wire shown in the Fencing Requirements section in the Appendix of the Guide to Edge Planning along both the southern and eastern boundaries of the Properties and a covenant to ensure that future landowners will maintain the fence.

[30] The Panel's approval for this Proposal should not be misconstrued as the Commission's general support for continued subdivision and/of stratification of small lots in the ALR.

DECISION

[31] For the reasons given above, the Panel approves the Proposal to adjust the boundaries between the three Properties to create three residential parcels of approximately 0.3 ha each subject to the following conditions:

a) The subdivision is for the sole benefit of the Applicant and is non-transferable;

b) **Within three years of the date of this decision**, the submission of a surveyed subdivision plan to the Commission for authorization for registration with the Land Title Survey authority that is in compliance with Schedule A of this decision; and,

c) **Prior to submission of the subdivision survey plan**,

i) Construction of new fencing and/or upgrade of existing fencing to a wire fabric fence with two strands of barbed wire to the height specifications as indicated in Appendix C of the Guide to Edge Planning on the southern and eastern boundaries of the Properties for the purpose of demarking the proposed parcels and to prevent trespass of people and pets from the proposed parcels onto the adjacent farm;

ii) planting a 5 m vegetative buffer on the southern boundary of the Properties and a 3 m vegetative buffer on the eastern boundary of the

eastern most parcel in accordance with the submission of an appropriate buffering plan made in consultation with the adjoining farmer (with regards to vegetation types etc.)

iii) photographic evidence of construction of both the fencing and vegetative buffer clearly showing the location of each photograph;

iv) registration of restrictive covenants on each of the proposed parcels requiring that the owner to maintain the fence and 5 m vegetative buffer on the southern boundaries of the proposed parcels and the eastern boundary of the eastern most proposed parcel and a fence and 3 m vegetative buffer as well as prohibiting the construction of residential structures within 15 meters of the southern property boundary.

[32] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan and covenant concurrently.

[33] 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.

[34] 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.

[35] These are the unanimous reasons of the Panel.

[36] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[37] Resolution #686/2024

Released on October 23, 2024

Ione Smith, Panel Chair

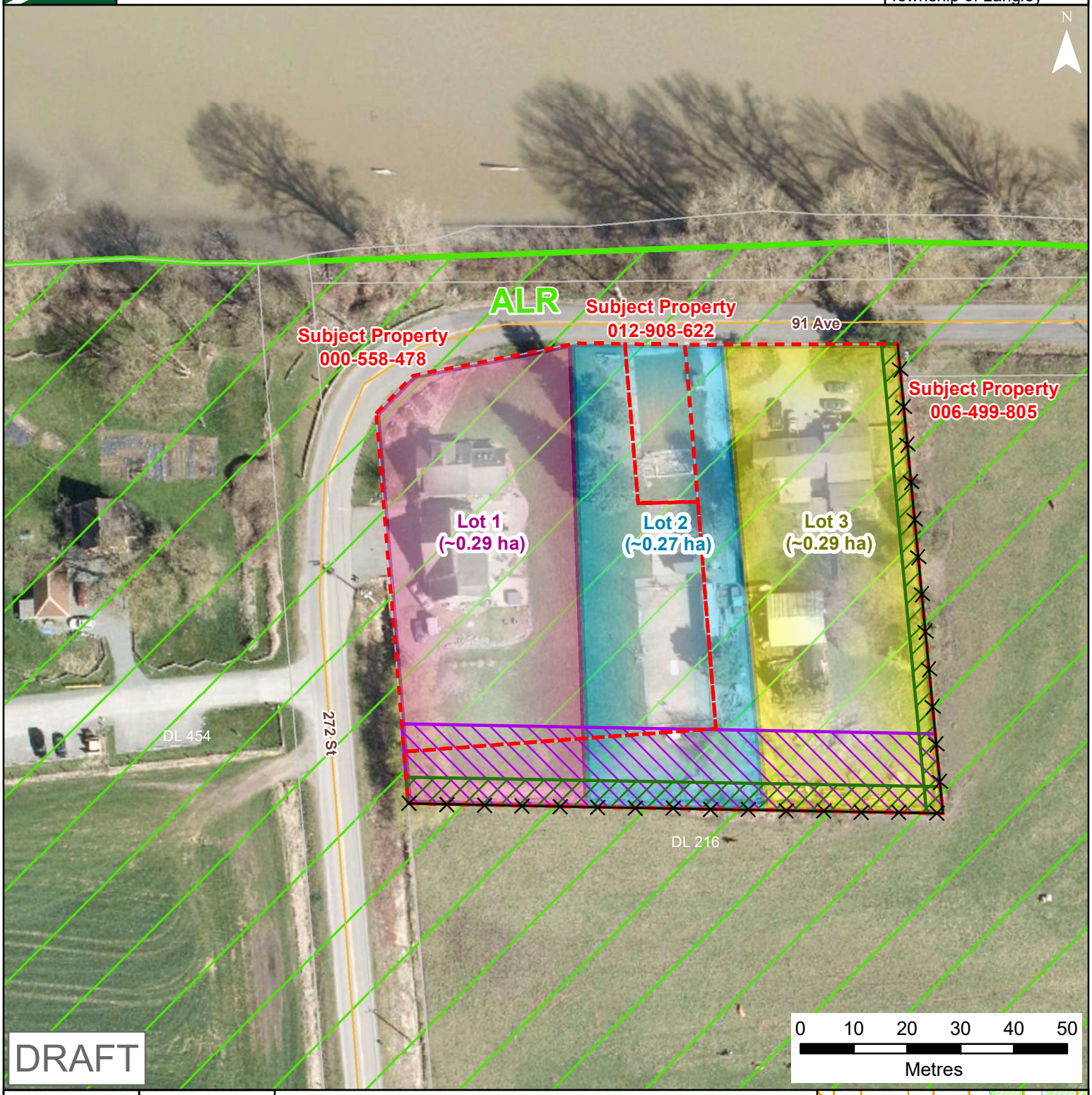
On behalf of the South Coast Panel

Schedule A: Decision Map

2021 ESRI / Township of Langley Orthophoto

MAPSHEET NO: 92G.018 **N.8**

LOCAL GOVERNMENT: Township of Langley



ALC FILE NO:	RESOLUTION NO:
100572	686/2024

MAP PRODUCED: October 8, 2024

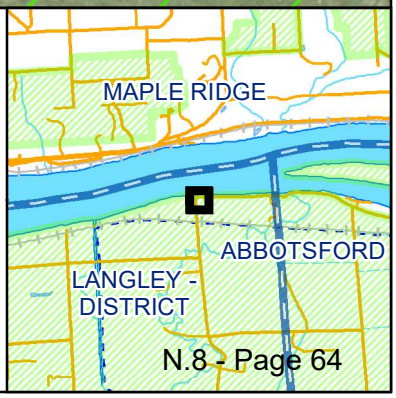
MAP SCALE: 1:1,000

DATA SOURCES & NOTES:
ALC, BCGW and Township of Langley. Contains information licensed under Open Government License - British Columbia.

Map for reference only. Accuracy not guaranteed.

Conditionally Approved Subdivision
- Lot 1 (~0.29 ha)
- Lot 2 (~0.27 ha)
- Lot 3 (~0.29 ha)

- No-Build Area
- Vegetative Buffer Zones
- Boundary Fence
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre



PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

December 9, 2024

ATTACHMENT E

ALC File: 67705

Eleanor Wrigley
DELIVERED ELECTRONICALLY

Dear Eleanor Wrigley:

Re: Reasons for Decision – Reconsideration of ALC Resolution #517/2024

The South Coast Panel received your correspondence dated October 22, 2024, requesting reconsideration of Resolution #517/2024. The South Coast Panel conditionally approved the homesite severance as proposed by the Applicant by Resolution #517/2024 and subsequently reconsidered the decision to include a road dedication by Resolution #621/2024. 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.

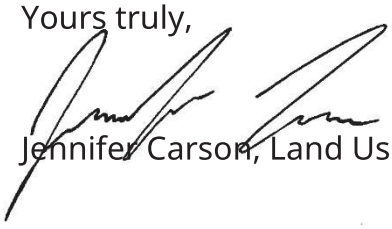
Section 33 of the *Agricultural Land Commission Act* (the "ALCA") states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence not available at the time of the original decision has become available, and/or the original decision was based on information that was in error or false.

After reviewing s. 33 of the ALCA, the file material and the request for reconsideration, the South Coast Panel concluded that the request for reconsideration met the requirements for reconsideration pursuant to s. 33 of the ALCA.

The Commission's decision on reconsideration is attached.

Please direct further correspondence with respect to this application to ALC.SouthCoast@gov.bc.ca.

Yours truly,



Jennifer Carson, Land Use Planner

cc: Township of Langley (File: 07-03-0020/AL100433). Attention: Rob Nordrum

67705d3

AGRICULTURAL LAND COMMISSION FILE 67705

RECONSIDERATION OF PANEL DECISION

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Reconsideration of Resolution #517/2024 (a decision made on a Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act)

Original Applicant:	Beverley Gordon
Agent:	Eleanor Wrigley, Royal LePage Wolstencroft (Agent)
Property:	Parcel Identifier: 009-609-440 Legal Description: West Half of the West Half of the West Half of the North East Quarter Section 3, Township 7, New Westminster District Civic: 19636 8th Avenue, Langley, BC Area: 8.1 ha (Entirely 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] Pursuant to s. 21(2) of the ALCA, the Original Applicant applied to the Agricultural Land Commission (the "Commission") to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under ALC Policy L-11 Homesite Severance on ALR Lands ("ALC Policy L-11") (the "Proposal").

[3] By Resolution #517/2024, dated August 8, 2024, the South Coast Panel approved the Proposal (the "Original Decision"). In reaching its decision, the Panel concluded that the Original Applicant qualified for consideration under the Homesite Severance Policy and that the proposed Remainder Lot would be the size and configuration that would constitute a suitable agricultural parcel.

[4] On August 12, 2024, the Commission received the Township of Langley's (the "Township") Request for Reconsideration of Resolution #517/2024 (the "First Request for Reconsideration"). The First Request for Reconsideration submitted by the Township indicated that the Township's staff report also included the road dedication of an existing gazetted road along the northern portion of the Property and for a Statutory Right of Way (the "SRW") along the

eastern boundary of the Property. The Township of Langley requires both if the subdivision is approved.

[5] By Resolution #621/2024, dated September 24, 2024, the South Coast Panel approved the dedication of an existing gazetted road along the northern portion of the Property and for a Statutory Right of Way (the "SRW") along the eastern boundary of the Property. The Township of Langley requires both if the subdivision is approved. In reaching its decision, the Panel concluded that dedication of the existing road along 8th Avenue will not have any impact on agricultural land. The Panel also found that Notification of a SRW under section 34 of the ALR General Regulation does not require approval of the Commission 10 m SRW along the eastern property line for utility/access/road provisions; instead, a notification can be submitted online through the ALC Portal. For this reason, the Panel did not contemplate the SRW in the Request for Reconsideration. However, the Panel reminded the Township that construction within the SRW does require approval of the Commission, and that establishing a SRW does not compel the Commission to approve construction to accommodation a subdivision or a use. By Resolution #621/2024 the Panel approved the road dedication (the "Second Decision").

[6] On October 22, 2024, the Commission received the Applicant's Request for Reconsideration of Resolution #612/2024 (the "Second Request for Reconsideration"). The Second Request for Reconsideration submits that

approximately 20 m of additional land north of the home needs to be included with the approved homesite parcel to accommodate the Applicant's existing residence and a 1,000 m^2 reserve for a new septic field beside it. This would result it a farm remainder of 4.5 ha and a homesite parcel of 3.6 ha.

[7] Section 33 of the ALCA states that the Commission may reconsider a decision of the Commission upon written request of a person affected or on the Commission's own initiative, if the Commission determines that evidence that was not available at the time of the original decision that could not have been obtained earlier through the exercise of due diligence has become available, and /or if the original decision was based on information that was incorrect or false, and the information would have been germane to the review of ALC Application 67705.

[8] In this case, the Panel found that the Second Decision should be reconsidered.

[9] Pursuant to s. 33(3) of the ALCA, the Panel did not identify any other affected parties of its decision to reconsider the Original Decision.

EVIDENTIARY RECORD

[10] The Panel considered the following evidence:

1. The Proposal and the Request for Reconsideration along with related documentation from the Original Applicant, Agent, local government, and Commission; and
2. The Original Decision.

ANALYSIS AND FINDINGS

[11] The Panel understands from the Second Reconsideration Request that the Applicant was unaware of the full extent of her septic field and unaware that the Township would require the same amount of land for a back up septic field.

[12] The Panel finds that the additional land being added to the proposed homesite parcel will not have any impact on agricultural land.

DECISION

[13] For the reasons given above, the Panel varies its decision and approves the subdivision of the 8.1 ha Property into a ~3.6 ha pan-handle lot (the "Homesite Lot") and a ~4.5 ha lot (the "Remainder Lot") under the Homesite Severance Policy as well as a ~0.1 ha road dedication along the northern boundary of the Property to formalize 8th Avenue subject to the following conditions which replace the conditions of Resolution #621/2024:

a) The subdivision is for the sole benefit of the Applicant and is non-transferable;

b) **Within three years of the date of this decision (Due by December 9, 2027)**, the submission of a surveyed subdivision plan to the Commission for authorization for registration with the Land Title Survey authority that is in compliance with Schedule A of this decision;

c) **Prior to submission of the subdivision survey plan** required in condition a) above, the submission of:

   i. A signed affidavit from the Applicant waiving any future consideration of subdivision pursuant to ALC Homesite Severance Policy L-11;

   ii. A completed Homesite Severance Agreement (provided in Schedule C) stipulating that the homesite cannot be sold for five years from the date of this decision except in the case of the death of owner; and

   iii. Evidence of the Applicant's legitimate intention to sell the Remainder Lot; and,

d) **Prior to submission of the subdivision survey plan**,

   i) installation of 1.8 m solid wood or chain-link fence on the northern boundary of the homesite lot for the purpose of demarking the homesite lot and to prevent trespass of people and pets from the homesite parcel onto the farm remainder;

   ii) registration of a restrictive covenant on the Homesite Lot requiring the owner to maintain the fence; and,

   iii) photographic evidence of the construction of a fence.

[14] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[15] 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.

[16] These are the unanimous reasons of the Panel.

[17] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[18] Resolution #775/2024

Released on September 24, 2024

Ione Smith, Panel Chair

On behalf of the South Coast Panel

Enclosures: Schedule A: Decision Map
Schedule B: Original Decision (Resolution #517/2024)

PROPOSED SUBDIVISION PLAN OF PART OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 7, N.W.D.

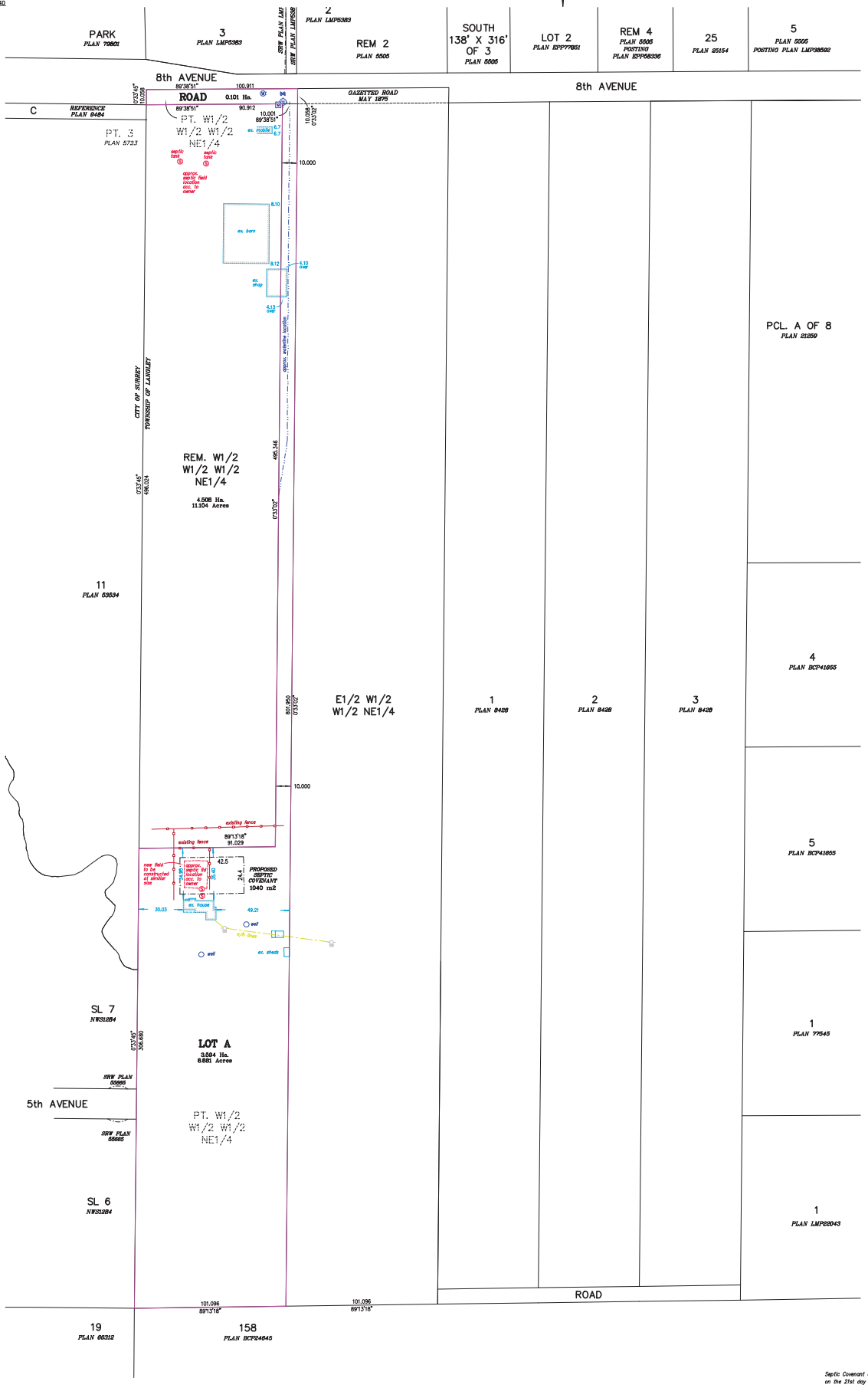
SCALE 1:1250

25 12.5 0 25 50 75

All Distances are in Metres.

CIVIC ADDRESS
19632 8th AVENUE
LANGLEY, B.C.
P.I.D.: 009-609-440

SURVEY LEGEND
- UTILITY POLE
- POLE MOUNTED TRANSFORMER
- HYDRANT
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WATER METER



Septic Covenant added, on the 21st day of October, 2024.

Certified correct, completed on the 11th day of October, 2024.

B.C.L.S.

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: LT24-76_PS3

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way, Burnaby
B.C., Canada V5G 4K6

August 8, 2024

ALC File: 67705

Eleanor Wrigley
DELIVERED ELECTRONICALLY

Dear Eleanor Wrigley:

Re: Reasons for Decision - ALC Application 67705

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #517/2024). As the 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 section 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,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #517/2024)
Schedule A: Decision Map

cc: Township of Langley (File: 07-03-0020/AL100433). Attention: Rob Nordrum

67705d1

AGRICULTURAL LAND COMMISSION FILE 67705

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Subdivision Application Submitted Under s.21(2) of the Agricultural Land Commission Act

Applicant:	Beverley Gordon
Agent:	Eleanor Wrigley, Royal LePage Wolstencroft (Agent)
Property:	Parcel Identifier: 009-609-440 Legal Description: West Half of the West Half of the West Half of the North East Quarter Section 3, Township 7, New Westminster District Civic: 19636 8th Avenue, Langley, BC Area: 8.1 ha (Entirely 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. 21(2) of the ALCA to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under ALC Policy L-11 Homesite Severance on ALR Lands ("ALC Policy L-11") (the "Proposal").

[3] The first issue the Panel considered is whether the Application meets the criteria for a homesite severance set out in Policy L-11.

[4] The second issue the Panel considered is whether the proposed Remainder Lot will be the size and configuration that will constitute a suitable agricultural parcel.

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 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

[6] The Proposal, along with related documentation from the Applicant, Agent, local government, 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

[7] The Application submits that Applicant, Beverley Gordon, has been living on the Property since she and her husband purchased it in 1971. The Applicant

is now looking to subdivide her residence from the remainder of the Property so that she can continue to live in her home on the Homesite Lot and sell the proposed Remainder Lot. In this instance, the northern residence, horse barn and fields would be retained in the 4.69 ha remainder while the proposed 3.41 ha parcel would contain the Applicant's residence. The Homesite Lot would include a ravine, creek and treed area which the Application submits has not been used as part of the farm since the Applicant has owned it.

[8] The Property currently contains two residences. The Applicant lives in the southern residence and her family lives in the northern residence, fronting on 8th Avenue. There is also a large horse barn, in the northern portion of the Property and the Application states that the Property is used to raise horses and produce hay. The Property is fenced and includes paddocks, stall and fields.

[9] The Agent has noted that the size of the homesite parcel cannot be reduced due to the location of the Applicant's home, existing septic tank and fields, and access requirements.

[10] There have been no previous subdivisions/applications on the Property since the inception of the ALR on December 21, 1972.

[11] At its meeting of April 29, 2024, the Township of Langley Council resolved to forward the Application to the Commission and requests consideration based on agricultural merits.

ANALYSIS AND FINDINGS

Issue 1: Whether the Applicants qualify for consideration under the Homesite Severance Policy set out in Policy L-11.

[12] Policy L-11 provides a consistent approach to decision-making in situations where a property under application has been the principal residence of the applicant as owner/occupant since December 21, 1972, and the applicant wishes to sell the farming operation but retain a homesite.

[13] Guideline #1 of ALC Policy L-11 states that a homesite severance may be permitted where the applicant submits documentary evidence that they have continuously owned and occupied the property as their principal place of residence since December 21, 1972. The documentation provided in the Application confirms that the Property was sold by way of Agreement for Sale in September 1971 to the Applicant's husband (Donald Gordon), that the Applicant married Donald Gordon in 1957, and that the Applicant has lived on the Property continuously since before December 21, 1972. Donald Gordon has passed away and steps are underway to transfer title of the Property into the Applicants name. The Panel finds that Beverley Gordon, the Applicant, meets the occupancy criteria for Guideline #1 of Policy L-11.

[14] The Commission also considered Guidelines #2 and #3 of Policy L-11 and finds that there has been no previous subdivision applications on the Property and the Applicant intends to sell the remainder of the Property upon the creation of the Homesite Lot consistent with Policy L-11.

Issue 2: Whether the proposed Remainder Lot will be the size and configuration that will constitute a suitable agricultural parcel.

[15] Guideline #5 of ALC Policy L-11 states that the remainder of the subject property, after severance of the homesite, must be of a size and configuration that will, in the Commission's opinion, constitute a suitable agricultural parcel.

[16] The Agent submits that the 3.41 ha proposed Homesite lot includes a steep ravine south of the Applicant's home, and a fish-bearing stream that are not viable for farming and that the subdivision would leave intact the area which the family has used for their horse farm since they purchased it in 1971. The Panel noted the steep topography in the available google imagery.

[17] While the Commission generally prefers the homesite parcels to be as small as possible, it understands that in this case, due to the location of the Applicant's home and existing septic field, the steep ravine, and the fish-bearing stream, the homesite parcel is as small as possible. Further, the Panel notes that the Remainder Lot is of a substantial size, contains the other residence on the Property, as well as the horse barn and fields.

[18] The Panel also finds that the proposed location and size of the Homesite Lot has the least amount of impact on the overall agricultural utility of the Remainder Lot.

DECISION

[19] For the reasons given above, the Panel approves the Proposal to subdivide the 8.1 ha Property into a ~3.41 ha pan-handle lot (the "Homesite Lot") and a ~4.69 ha lot (the "Remainder Lot") under the Homesite Severance Policy subject to the following conditions:

a) The subdivision is for the sole benefit of the Applicant and is non-transferable;
b) **Within three years of the date of this decision**, the submission of a surveyed subdivision plan to the Commission for authorization for registration with the Land Title Survey authority that is in compliance with Schedule A of this decision;
c) **Prior to submission of the subdivision survey plan** required in condition a) above, the submission of:
    i. A signed affidavit from the Applicant waiving any future consideration of subdivision pursuant to ALC Homesite Severance Policy L-11;
    ii. A completed Homesite Severance Agreement (provided in Schedule C) stipulating that the homesite cannot be sold for five years from the date of this decision except in the case of the death of owner; and

iii. Evidence of the Applicant's legitimate intention to sell the Remainder Lot; and,

d) **Prior to submission of the subdivision survey plan**,

i) installation of 1.8 m solid wood or chain-link fence on the northern boundary of the homesite lot for the purpose of demarking the homesite lot and to prevent trespass of people and pets from the homesite parcel onto the farm remainder;

ii) registration of a restrictive covenant on the Homesite Lot requiring the owner to maintain the fence; and,

iii) photographic evidence of the construction of a fence.

[20] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.

[21] 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.

[22] 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.

[23] These are the unanimous reasons of the Panel.

[24] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

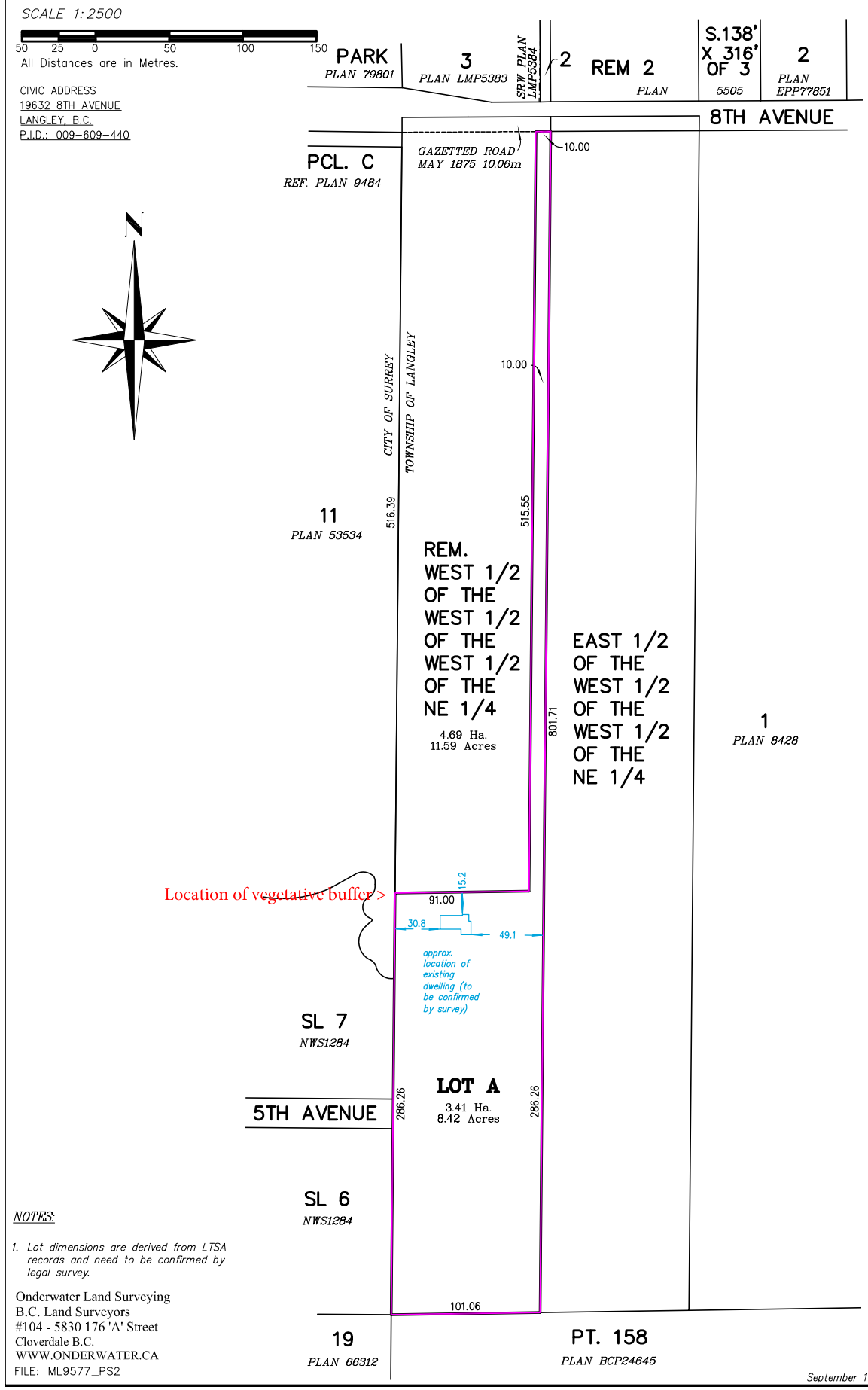
[25] Resolution #517/2024

Released on August 8, 2024

Ione Smith, Panel Chair

On behalf of the South Coast Panel

PROPOSED SUBDIVISION PLAN OF PART OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 7, N.W.D.



NOTES:

1. *Lot dimensions are derived from LTSA records and need to be confirmed by legal survey.*

Onderwater Land Surveying
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale B.C.
WWW.ONDERWATER.CA
FILE: ML9577_PS2

©
September 14th, 2023

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

December 17, 2024

ATTACHMENT F

ALC File: 100526

Rob Nordrum
Township of Langley
Delivered Electronically

Dear Rob Nordrum:

Re: Reasons for Decision - ALC Application 100526

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #791/2024). As the 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 section 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,

Jennifer Carson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #791/2024)
Schedule A: Decision Map

cc: Township of Langley (File: AL100427 14-06-0134)

100526d1

Agricultural Land Commission File 100526

Reasons for Decision of the South Coast Panel

Exclusion Application Submitted Under s.29(1) of the Agricultural Land Commission Act

Applicant:	Township of Langley
Agent:	Rob Nordrum, Township of Langley (Agent)
Property:	Parcel Identifier: 011-142-502 Legal Description: Lot 4, Section 6, Township 14, New Westminster District, Plan 5223 Civic: 207036 - 56 Avenue, Township of Langley, BC Area: 1.8 ha (Entirely 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 Property is located within a 286 ha industrial park, known as Gloucester Industrial Estates, and is the only remaining ALR parcel within this area.

[3] The Applicant is applying to the Agricultural Land Commission (the "Commission" or "ALC") under s. 30(1) of the ALCA to exclude the Property from the ALR to facilitate future industrial use in alignment with the surrounding land uses (the "Proposal").

[4] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 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

[5] The Proposal, along with related documentation from the Applicant, 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.

[6] On October 7, 2024, a Notice of Exclusion Meeting was provided to the Agent. On November 20, 2024, the Panel conducted a meeting with the Agent online (the "Exclusion Meeting"). An exclusion meeting report was prepared and was certified as accurately reflecting the observations and discussions of the Exclusion Meeting by the Agent on December 3, 2024 (the "Exclusion Meeting Report").

BACKGROUND

[7] The majority of ALR lands within Gloucester Industrial Estates were proposed for exclusion from the ALR for industrial development in 1978. Despite the Commission's refusal to exclude the lands (Resolution

#9706/78), the exclusion of ~260 ha of land was ultimately approved in 1979 following the landowner's appeal to the Province's Environment and Land Use Committee (Resolution #13266/79).

[8] Approximately 15 isolated parcels within the perimeter of the industrial area remained within the ALR following the 1979 decision. Several of the remnant parcels were subsequently excluded through individual exclusion applications and, in 2004, the Commission delegated decision-making on the exclusion of the remaining parcels, including the subject Property, to the Commission CEO (Resolution #11/2004). All but one of the remnant parcels (the subject Property) have since been excluded from the ALR.

[9] The Property is designated Industrial in the Metro Vancouver Regional Growth Strategy (RGS) and the Township of Langley Official Community Plan (OCP). The Property is designated Service & General Industrial in the Gloucester Industrial Park Community Plan and is zoned Rural Zone RU-1.

[10] On May 13, 2024, the Township of Langley (the "Township") Council resolved to forward the Application to the ALC.

ANALYSIS AND FINDINGS

[11] The Property is an isolated ALR parcel predominantly surrounded by light industrial development within the Gloucester Industrial Estates industrial park.

[12] The non-ALR parcels surrounding the Property were excluded through historical exclusion approvals.

[13] The Panel notes that the Township of Langley held a public hearing for the application on May 13, 2024 and understands that no agricultural concerns were brought up in opposition to the Proposal.

[14] In this particular case, the Commission finds that the exclusion of the Property will not have an adverse impact on the continuity or integrity of the ALR.

DECISION

[15] For the reasons given above, the Panel approves the Proposal to exclude the Property from the ALR.

[16] The Commission will advise the Registrar of Land Titles that the property has been excluded from the ALR when it has received the $150 Administration fee.

[17] These are the unanimous reasons of the Panel.

[18] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[19] Resolution #791/2024

Released on December 17, 2024

Ione Smith, Panel Chair

On behalf of the South Coast Panel

Enclosure: Schedule A: Decision Map

PROVINCIAL AGRICULTURAL LAND COMMISSION

T: 604-660-7000
E: ALCBurnaby@Victoria1.gov.bc.ca
201 – 4940 Canada Way
Burnaby, BC, Canada V5G 4K6

December 18, 2024

ATTACHMENT G
ALC File: 101990

Scott Groves
Township of Langley
Delivered Electronically

Dear Scott Groves:

Re: Reasons for Decision - ALC Application 101990

Please find attached the Reasons for Decision of the South Coast Panel for the above noted application (Resolution #798/2024). As the 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 section 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:

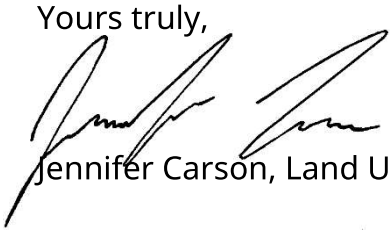
- Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
- Evidence that all or part of the original decision was based on evidence that was 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,



Jennifer Carson, Land Use Planner

cc Township of Langley (File: 11-26-0025/AL100461). Attention: Colin Moore

101990d1

Agricultural Land Commission File 101990

Reasons for Decision of the South Coast Panel

Non-Farm Use Application Submitted Under s.20(2) of the *Agricultural Land Commission Act*

Applicant:	Township of Langley (the "Township")
Agent:	Scott Groves, Township of Langley (Agent)
Properties:	**Property 1** Parcel Identifier: 028-355-750 Legal Description: Lot 4, District Lot 325, Group 2, New Westminster District, Plan BCP46422 Civic: 25377 88 Avenue, Langley, BC Area: 2.7 ha (Entirely within the ALR) **Property 2** Parcel Identifier: 002-166-402 Legal Description: Lot 15, Except: Firstly Part Shown on Reference Plan 766; Secondly Part Shown on SRW Plan 49957; District Lot 327, Group 2, New Westminster District, Plan 1560 Civic: 8834 252 Street, Langley, BC Area: 0.7 ha (Entirely within the ALR)
Panel:	Ione Smith, South Coast Panel Chair Susan Gimse Holger Schwichtenberg

OVERVIEW

[1] The Properties are 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 develop a new regional park called the Glen Valley Boat Launch Park (the "Park") on the Properties along the Fraser River with new infrastructure including a public boat launch (~450 m^2), parking lot (~1.0 ha) and a day-use area (the "Proposal").

[3] The Proposal was considered in the context of the purposes and priorities of the Commission set out in section 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 Applicant, Agent, local government, and Commission is collectively referred to as the "Application". All documentation in the Application was disclosed to the Agent in advance of this decision.

[5] The Panel conducted a walk-around site visit on November 19, 2024 in accordance with the *ALC Policy Regarding Site Visits in Applications*, (the "Site Visit"). A site visit report was prepared in accordance with the *Policy Regarding Site Visits in Applications*. The site visit report was certified as accurately reflecting the observations and discussions of the Site Visit by the Agent on December 2, 2024 (the "Site Visit Report").

BACKGROUND

[6] The Application indicates that there are currently no farming activities on the Properties or taking place directly adjacent to them. The Agent explains that there is a marina operation on the Properties which pre-

existed the Township of Langley's (the "Township") purchase of the Properties and it has continued to operate. The Agent notes that there are several non-profit organizations related to water use, including clubs for dragon boats, hydrofoils, etc., who use the Properties for storage. Currently the Properties are fenced off and are not accessible to the public. The Agent states that there is currently a marina operator and full-time caretaker at the site who control access to the Properties and maintains the Properties in agreement with the Township.

[7] In 2010, Application ID 51885 was submitted to the Commission by previous landowners to grant a 0.8 ha Statutory Right of Way (SRW) to the Township for a greenway trail within Property 1 and the parcels to the south. The SRW was to give the Township access over private land prior to the Township subsequently purchasing the property, and to connect the public to the water from other park properties and the Trans Canada Trail along River Road. The application indicated that the recreational trail, when eventually built to standard within the 6 m right of way would connect 84th Avenue to 88th Avenue and also provide public access to the Fraser River waterfront. The Commission considered that the proposed trail followed an existing gravel driveway that had been used as an unofficial trail since the 1970s. Further, that the riverfront lands in this area were historically used for industry and have minimal suitability for agriculture. The Commission approved the application by Resolution #2625/2010 on the grounds that appropriate fencing and signage along the trail be placed in respect to the adjacent agricultural

properties. The SRW (BB1284838) for the greenway trail was registered in 2010.

[8] In 2011, a second SRW (BB1935477) was registered to facilitate construction of a proposed boat launch area on Property 1. While a boat launch was not referenced in the application or decision for Application 51885, email correspondence from the file indicates that the ALC considered the public access to the boat launch area to be consistent with the intent of Resolution #2625/2010. The SRW areas encompassed some of the area proposed for the boat launch/parking area in the current Application.

[9] Although the Commission previously approved public access to the water from other park properties and the Trans Canada Trail along River Road, and a boat launch, the current Application for a boat launch is in a different configuration and siting than what was submitted in 2010 and 2011 for ALC review. Therefore, the Applicant submitted the Application.

[10] The Proposal is consistent with the Township's Official Community Plan designation of Agricultural/Countryside and the zoning designation of Rural Floodplain Zone (RU-5). The Township's Zoning Bylaw No. 2500 Section 104.10(b) permits "public parks, playgrounds, public recreation facilities and open space/conservation areas" in any zone and the Rural Plan No. 3250 Section 5.5.5 encourages recreational uses such as trails

and parks, that are designed to minimize any negative impact on adjacent farm properties.

[11] At its meeting of September 23, 2024, the Township Council forwarded the Application to the Commission.

ANALYSIS AND FINDINGS

[12] The Applicant is applying to develop a boat launch, parking lot, and day use areas for the proposed Park on the Properties with a more detailed plan than what as submitted in 2010 and 2011.

[13] The Agent explains that funding was not approved at that time of Resolution #2625/2010 to develop the infrastructure, but the Township has since purchased the Properties and recently continued planning to ensure a park and publicly accessible boat launch is made possible.

[14] The Township explains that the location of the Properties combined with the lack of agricultural uses on the neighbouring properties provides an opportunity to form part of the Experience the Fraser Project. This project is endorsed by the Province of British Columbia and is jointly administered by Fraser Valley Regional District and Metro Vancouver Regional District (the "MVRD"). Pending MVRD Board approval, the Properties would be transferred to the MVRD to be managed as part of the regional parks system. The Application also indicates that roadworks on 252nd Street and improvements to the adjacent railway are planned,

however, this is being completed under a different project and is not part of this Application. The Panel appreciates this information and note that the Commission will review the road and railway improvement application on its own merit when it is submitted.

[15] The Panel observed at the Site Visit that the historical industrial and commercial uses of the Properties have contributed to a large number of items being left on the Property and the foreshore. The Township explained that there are items being stored that belong to the Township as well as non-profit organizations. The Township explained that they will clean up the Properties prior to development of the proposed park.

[16] The Panel considered the disturbances from historical industrial and commercial uses on portions of the Properties, and that the Commission previously allowed park related uses and a boat launch (of a different configuration and siting) and finds that portions of the Properties are unlikely to be used for agriculture, and development of a boat launch would be consistent with previous considerations of the Commission. In addition, the Panel considered that the neighbouring southern properties are separated by the railway and 252nd Street and therefore the proposed use will not impact any agricultural operations.

[17] The Agent has indicated that they expect that there may be fill required to improve some surfaces on the Properties but explains that there is an existing road and other areas, filled before the Township purchased the

Properties, that are being used for road, parking and storage. The Agent indicates that the total area of gravel or hard surface is not expected to increase. The Agent also explains that concrete would be required for the boat launch to ensure it is useable within the water and the sloped approach. Further, the Agent indicates that the Township would prefer to pave the road and parking areas to reduce maintenance problems. The Panel is amenable to the use of concrete in the configuration shown in the map provided with the Application, and also shown within Schedule A attached to this document. The Panel also understands that the final park development plan may be slightly different than the map provided, however, both the Township and the MVRD indicated that they would prefer to keep the impact of the road and parking area to existing graveled areas as much as possible to leave as much green space available for the public to enjoy.

[18] The Panel appreciates that the Township proposes to clean up the Property prior to Proposal and that the footprint of the Proposal will be minimized to already disturbed areas. The Panel finds that these initiatives will help to minimize the impact of the Proposal on the Properties and adjacent lands. For this reason, the Panel will require photographic evidence demonstrating that the items viewed during the site visit and documented in the Site Visit Report have been removed. In addition, the Panel will also require a final development plan for the boat launch, parking area, and day use area that is equal to or less than the proposed plan submitted with the Application (see Schedule A).

DECISION

[19] For the reasons given above, the Panel approves the Proposal to develop a new regional park, the Glen Valley Boat Launch Park on the Properties along Fraser River with new infrastructure including a public boat launch (~450 m^2), parking lot (~1.0 ha) and a day-use area subject to the following conditions:

(a) The submission of photographic evidence demonstrating the removal of all historical waste and current storage on the Properties;

(b) The submission of a final site plan for the Properties showing the siting of the non-farm use in substantial compliance with the plans in Schedule A; and,

(c) Approval for non-farm use is granted for the sole benefit of the Township of Langley or the Metro Vancouver Regional District and is non-transferable.

[20] 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.

[21] These are the unanimous reasons of the Panel.

[22] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(3) of the ALCA.

[23] Resolution #798/2024

Released on December 18, 2024

Ione Smith, Panel Chair

On behalf of the South Coast Panel

Enclosure: Schedule A: Decision Map

101990 (ToL) Schedule A: Decision Map

Township of Langley

GLEN VALLEY BOAT LAUNCH PARK CONCEPT

N.8

Conditionally Approved by ALC Resolution # 798/2024

Township of Langley
Est. 1873

AGRICULTURAL ADVISORY COMMITTEE

Wednesday, January 29, 2025 at 7:00pm
Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC

M I N U T E S

Present:
J. Caldarella, Community Co-Chair

A. Hamer, R. Ross, O. Smid, B. Venechuk, and J. Walker

Staff:
M. Gunn, Planner II, Community and Policy Planning
K. Stepto, Recording Secretary

Guest:
C. Keys, Ministry of Agriculture and Food

Welcome
Roundtable introductions took place.

Code of Ethics Signing
Members signed the *"Code of Ethics, Confidentiality, and Conflict of Interest for Council Members and Appointees".*

Election of Co-Chair
A. Hamer nominated J. Caldarella to be the Community Co-Chair for 2025.
O. Smid seconded the nomination.

J. Caldarella was appointed the Community Co-Chair for 2025, by acclamation, and assumed the position of Chair.

ACKNOWLEDGEMENT OF THE TRADITIONAL TERRITORIES OF THE COAST SALISH PEOPLES

M. Gunn acknowledged the Traditional Territories of the Coast Salish Peoples.

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Agricultural Advisory Committee – January 29, 2025

Moved by R. Ross,
Seconded by B. Venechuk,
That the Agricultural Advisory Committee approve the agenda and receive the agenda items of the January 29, 2025 meeting.
CARRIED

B. ADOPTION OF MINUTES

1. Agricultural Advisory Committee – December 18, 2024

Moved by O. Smid,
Seconded by R. Ross,
That the Agricultural Advisory Committee adopt the minutes of the December 18, 2024 meeting.
CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Council Co-Chair Report

No report.

E. CORRESPONDENCE

F. WORK PROGRAM

1. Review Terms of Reference

M. Gunn provided an overview of the AAC Terms of Reference, including:

Purpose:

- Strengthen the agricultural economy.
- Recognize the rural character as an essential community feature.
- Protect views, characteristic landscapes, and rural roads.
- Preserve the agricultural land base for food production.

Mandate:

- Communication between rural / agricultural community, and Council, re: rural issues.
- Advise Council on rural / agricultural issues.
- Advocate for the rural / agricultural perspective.
- Make recommendations on all aspects of the rural community – land use, services, infrastructure, and environmental.
- Assist in developing and implementing a strategy to sustain the agricultural community, improve agricultural viability, encourage the advancement of agriculture while respecting rural lifestyles, and enhance “good neighbour” communications.
- Review and comment on the issues, plans, and specific development applications referred by Council or staff.
- Promote education and awareness of rural issues in Langley.

F. WORK PROGRAM

- Promote tourism and economic development initiatives with a rural or agricultural theme, including promotion of farm products.

2. 2025 Work Program

M. Gunn reviewed the Agricultural Viability Strategy Vision:

The Township of Langley supports agriculture while fostering and encouraging sustainable and viability production. Farmers are respected and appreciated for their contributions to the community and its citizens.

She further reviewed the recommendations from the Future of Farming Task Force and the Building Agriculture/Rural Connections Task Force.

Discussion ensued and the following suggestions/topics were provided for the 2025 Work Plan:

- Presentations from:
  - Langley 4-H
  - TOL Permits and Licensing regarding Sign Bylaw and agricultural signs on TOL roads
  - TOL Transportation
  - Buy BC
  - Ministry of Agriculture and Food regarding land use plans, regulated communities, and IAF grants
  - TOL regarding flood mitigation
- Communication with farmers
- TOL potential to lease agricultural lands to farmers
- Agricultural Profile Update
- Townhall event for farmers
- TOL representation at Agriculture Trade Shows
- Farm Tour potential joint tour with the Heritage Advisory Committee to showcase rural heritage

Action: staff to compile the suggestions and prepare a draft work plan for discussion and approval at the next meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. Farmers' Institute Update

J. Caldarella reported that the Institute will be hosting a Meet and Greet on February 24, 2025 at 7:00pm.

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

2. 2025 Membership List

Provided on table for information.

3. 2025 Meeting Schedule

Provided in package for information.

4. AAC Photo

Deferred to next month.

5. Canadian Agriculture Day

February 11, 2025

www.agriculturemorethanever.ca

6. Agriservice BC

A monthly e-bulletin is available on the Agriservice BC website. A groundwater license application workshop will take place on February 11, 2025.

I. NEXT MEETING

Date: Wednesday, February 26, 2025
Location: Salmon River Committee Room
4th Floor, 20338-65 Avenue, Langley, BC
Time: 7:00 pm

J. TERMINATE

Moved by O. Smid,
That the meeting terminate at 9:02pm.
CARRIED

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

JOINT SCHOOL DISTRICT NO. 35 / MUNICIPAL LIAISON COMMITTEE

Wednesday, January 22, 2025 at 1:30pm
Langley School District
Boardroom

MINUTES

Present:

School District No. 35:
Trustee Sarb Rai (Chair)
Trustee Joel Neufeld
Brian Iseli, Secretary Treasurer
Mal Gill, Superintendent
Trustee Candy Ashdown (guest)
Trustee Charlie Fox (guest)

Township of Langley:
Councillor Steve Ferguson
Jason Winslade, General Manager, Municipal Administration
Councillor Kim Richter (guest)

Absent:
Councillor Tim Baillie
Chan Kooner, Acting Chief Administrative Officer

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

Joint School District No. 35 Municipal Liaison Committee
January 22, 2025

Moved by Steve Councillor Steve Ferguson
Seconded by Trustee Sarb Rai
Joint School District No. 35 Municipal Liaison Committee call the meeting to order at 1:25pm, adopt the agenda and receive the agenda items of the January 22, 2025 meeting. The agenda was approved with the addition of Item 3: Walnut Grove Community Centre Space.
CARRIED

B. ADOPTION OF MINUTES

Joint School District No. 35 Municipal Liaison Committee
October 30, 2024

Moved by Trustee Joel Neufeld
Seconded by Councillor Steve Ferguson
That the Joint School District No. 35 Municipal Liaison Committee adopt the Minutes of the October 30, 2024 meeting.

CARRIED

C. ITEMS FOR DISCUSSION

1. Update on the Road at Smith Secondary/Middle Schools (76th Ave, 210-212 Street) - SD

   Jason Winslade shared that the target date is end of February to have design completed. The Township's budget process is getting under way soon. There is currently no capital funding approved for the portion of the connector road fronting the two new schools, however Council will be discussing the capital budget for priorities.

2. Update on shut-down of 40th Avenue between 212 Street and 216 Street – SD

   Jason Winslade explained that 40th Avenue remains closed since one of the recent atmospheric rivers. Replacement and improvements have been approved by Council. Township needs to wait for water levels to go down and for environmental approvals before they can begin work, which is anticipated for spring/summer 2025.

3. Walnut Grove Community Centre Space - SD

   Trustee Neufeld noted that the District has in the past utilized the community center for 27 hours but District allocations have decreased. Mal Gill explained that the District is hoping to increase usage. Jason Winslade will look into this partnership to review the availability and background that may allow the District to continue to use this space.

D. NEXT MEETING

May 7, 2025 at 1:30pm

E. ADJOURNMENT

Moved by Trustee Sarb Rai
Seconded by Councillor Steve Ferguson
That the Joint School District No. 35 Municipal Liaison Committee meeting be adjourned at 1:44pm.
CARRIED

CERTIFIED TRUE AND CORRECT:

_____ Co-Chair

_____ Co-Chair

Township of
Langley

Est. 1873

Parks and Recreation Master Plan 2002

Vision:

To enable, facilitate or provide services that reflect Langley's community values; that protect and nurture our environment; that embrace and celebrate our heritage and culture while we prepare to satisfy an ever growing mix of community leisure needs in an effective, efficient and sustainable fashion.

Prepared by:
Parks and Recreation Division
Parks and Recreation Commission

Adopted by Council on July 15, 2002

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Acknowledgement

The Township of Langley Parks and Recreation Master Plan 2002 is the culmination of a collaborative effort and public process over the past 11 months. This document would not be possible without the guidance and support of Council; the efforts of its Parks and Recreation Commission, the work of our dedicated staff; and the assistance of Professional Environmental Recreation Consultants Ltd. (PERC). This Master Plan is intended to be a guiding document for parks and recreation, frequently reviewed by staff and visited as necessary by Council and its Parks and Recreation Commission and the public.

Respectfully submitted,

Kurt Houlden
Director of Parks and Recreation
July 15, 2002

Executive Summary

Executive Summary

The Township of Langley's 2002 Parks and Recreation Master Plan is intended to be both the guiding document and the principle-based foundation of parks and recreation services for Township residents for the next 10 years. A Master Plan of this nature is essential in order for the Parks and Recreation Division to be effective in meeting community needs while being creative in order to overcome current and future challenges.

At its core, the Parks and Recreation Master Plan considers the Township of Langley and its community values as expressed through numerous public surveys during the past 12 years. Those community values along with the Township's previously defined Corporate Mission Statement and Philosophy regarding parks and recreation provided the initial direction for the development of this plan. That direction was further supported by substantial public input and gathering of data over the past eleven months. This information helped to formulate the various principles and strategic directions within the plan.

The goals and objectives were further refined at the Council and Parks and Recreation Commission workshop. In subsequent research and discussion with the Commission, the critical role of parks and recreation was identified. From all this information, a statement of vision for Parks and Recreation was drafted. The principles and strategic directions are categorized within sections related to the key functions of the Parks and Recreation Division.

Because our services are not provided in "isolation" the plan also contains an appropriate section on opportunities related to community and other resources.

This Parks and Recreation Master Plan follows the same principle-based framework throughout, concluding with a single table summarizing the strategic directions. The plan contains a simple map that identifies current and future community and municipal level parks and recreation facilities. The Appendix contains a summary of the data collection process and identifies pertinent reference materials that were instrumental in building the foundation of the plan.

This 2002 Parks and Recreation Master Plan outlines an immediate and ongoing implementation strategy. The plan also provides the framework from which to develop complementary plans and strategies and the annual Division business plan. In that respect, it allows some flexibility in order to deal with new challenges in a consistent manner and in order to be able to capitalize on opportunities as they arise.

The Parks and Recreation Master Plan will be effective on its own. However, it is intended that a comprehensive binder containing this plan and supplementary parks and recreation plans and strategies will be the key reference for Council, Commission and parks and recreation staff in the future.

Master Plan

1. Introduction

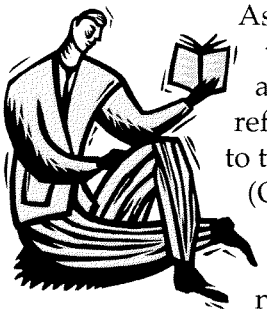
The Township of Langley Master Plan 2002 is intended to be both the guiding document and the principle-based foundation of parks and recreation services for Township residents for the next 10 years. This document links to other complementary planning documents (such as the Official Community Plan and various Neighbourhood Plans). It is also the source of inspiration and direction for the creation of further supplementary planning documents and the Parks and Recreation Division's annual Business Plan. In essence, the community values, corporate mission and philosophy are the driving force behind this Master Plan. The Vision, Goals and Principles of this Master Plan will drive the Strategic Directions and the supplementary parks and recreation plans that will guide staff in the ongoing delivery of services.

This Master Plan is not intended to answer all future questions related to the delivery of services to the Township. However, this document is intended to lay the framework of principles on which to base future decisions. These principles allow standards to be followed while maintaining enough flexibility to adjust to future change. A Master Plan of this nature is essential in order for the Parks and Recreation Division to be effective in meeting community needs while being creative in order to overcome future challenges.

1.1 Overview of the Process

The development of the 2002 Master Plan essentially began in September 2001 when Council approved the process. Since that time, there has been public involvement through 5 focus group meetings, interviews with nearly 100 special interest groups, workshops with Council, Commission and staff, concluding with a public survey of 1000 residents. The public processes were facilitated by Professional Environmental Recreation Consultants Ltd. (PERC). In addition to those substantial elements, staff reviewed earlier public surveys, analyzed the 1991 Master Plan and researched a variety of parks and recreation or master plan documents as noted in the Appendices. The Township of Langley Master Plan 2002 is the culminating document of the process.

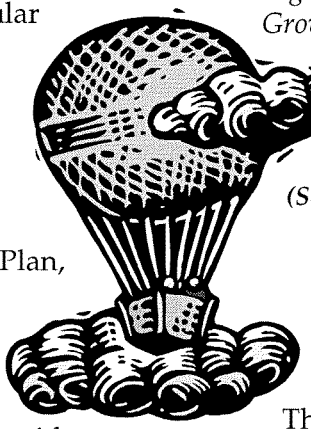
1.2 Complementary and Supplementary Plans



As noted in the Introduction, this document does not stand alone. This Master Plan reflects the critical connection to the Official Community Plan (OCP) and other Township planning documents. The Master Plan refers to a number of other strategic planning documents that will be either redrafted or developed from the foundation built by this plan. The Parks and Recreation Division's annual Business Plan will be driven by Township standards, the Master Plan and these complementary and supplementary plans. The Master Plan will be effective on its own. However, it is intended that a comprehensive binder containing this Master Plan and supplementary parks and recreation plans and strategies will be the key reference for Council, Commission and parks and recreation staff in the future.

1.3 Implementation Strategy

Upon adoption by Council in July 2002, staff will act on this Master Plan to begin the immediate implementation phase. That first implementation will be initiated with the introduction of the plan to public and staff. The Strategic Directions Summary table (see page 20) identifies the proposed dates for implementation of complementary strategies and plans. It is intended that each plan (or redraft) would go through a process of referral and review by the Parks and Recreation Commission and suitable committees before final consideration and adoption by Council. These documents will be referenced in the development of future business plans for the consideration of Council in the annual budget process. As noted in the Master Plan, this is the guiding document, but each supplemental plan should be reviewed on a regular basis as part of the implementation and evaluation process.



In respect of the public input principles contained in the Parks and Recreation Master Plan, the Corporation could gather citizens' opinion on a regular basis through general Township public surveys. It is reasonable to consider a future public survey in 2007 to gain opinion specifically for parks and recreation issues. It is appropriate to introduce a complete public process in order to redraft the Parks and Recreation Master Plan around 2012.

2. Township of Langley

"The Township of Langley is located in the lower mainland of British Columbia, Canada. Ideally situated for the future economic growth of the lower mainland region, the Township of Langley is a member of the Greater Vancouver Regional District. The Township of Langley is bounded on the west by the City of Surrey, on the north by the Fraser River, on the east by the City of Abbotsford, and on the south by the Canada-U.S. boundary. It comprises 303 square kilometres (122 square miles) and is home to 88,000 people.

Langley is easily accessible from all parts of the lower mainland. Downtown Vancouver and the Vancouver International Airport are less than a one-hour drive away. With a 24-hour border crossing nearby, access from Langley to the U.S. is excellent - a two hour drive to Seattle or a two hour flight to San Francisco or Los Angeles. The Township of Langley was incorporated in 1873. The Township is the municipal organization for the various communities, including Fort Langley, Aldergrove, Murrayville, Walnut Grove, Brookswood/Fernridge and Willowbrook. The Township does not include the separate municipal entity of Langley City."
(Source - www.tol.bc.ca)

2.1 Community Values

The description above describes the Township in physical terms. The following information describes the values our residents hold as interpreted from surveys and other public processes administered during the last twelve years.

The following quotes are from the August 30, 1990 report entitled **"Implications of Langley Tomorrow Community Survey for Langley Township."**

"Residents of Langley are proud that they live in the Township... rural nature of Langley is what makes it a unique place in which to live... protection of the landscape and the quality of the local environment are critical...maintain their present lifestyle... as the community grows, residents are looking to ensure that these lifestyle options are kept.

... the aesthetic nature of the Township...features such as mountain vistas, winding roads, quiet and other elements that are perceived as components of a country experience. Many choose Langley because of the people who already live here, the kind of neighbours they can have, and long term associations with family and friends now resident in the area. The identifiable communities, community spirit and ...

... virtually unanimous in agreeing that development should take place only if the process protects the environment... development should not out pace the rate at which municipal services can be provided... development should be concentrated in existing areas with green space left in between... preserving mountain views and rural landscapes even at the cost of development."

The following quote is from the **January 11, 2001 MarkTrend Research Survey**:

"Residents are largely satisfied with the services they receive from the Township and, despite some apparent variations in service access by community, at least eight in ten residents in every community consider themselves at least 'somewhat satisfied' with the services they receive after all."

2.2 Parks and Recreation Master Plan Survey

When related specifically to parks and recreation, the **2002 Parks and Recreation Master Plan Survey** discovered that:

"78% of the survey respondents were either satisfied or somewhat satisfied with existing parks and recreation facilities, opportunities and services. Only 7% were dissatisfied or very dissatisfied."

What became clear in this survey was the value placed upon these services as indicated in the following quote:

"88% of the respondents feel that parks and recreation services benefit their household. 97% of all respondents feel that parks and recreation services benefit the community. Of these, 76% said a great deal, while 24% said somewhat."

Executive summaries of the 2001/02 public process and the survey results are contained in Appendix A. The complete reference including statistical data was produced by PERC and is available as a separate document.

The Township of Langley has a clear sense of community. The Parks and Recreation Master Plan should honour this sense of community and its collective community values. The values expressed by our citizens help to provide Council and staff with a principle-based framework from which to develop the 2002 Parks and Recreation Master Plan.

2.3 Corporate Mission Statement

The following Corporate Mission Statement was previously endorsed by Council.

The Corporation of the Township of Langley is committed to:

- *excellent municipal services that are responsive to community needs;*
- *protection and promotion of our rural character and heritage;*
- *recognition of Langley as a community of communities;*
- *a lifestyle that is environmentally, socially, culturally and economically balanced;*
- *management of our growth in an environmentally and fiscally responsible manner; and*
- *community safety and the personal safety of its citizens.*

2.4 Corporate Parks and Recreation Philosophy

Through a public process, including workshops with Council and Commission, the following statement was adopted in 1991. This statement was reviewed and endorsed again in a Council/Commission workshop as part of the 2001/02 Master Plan process.

"The Township of Langley's philosophy is to use publicly sponsored leisure services as a vehicle in meeting socially worthwhile goals and objectives; the attainment of which clearly results in some form of benefit to all residents of the Municipality."

2.5 Parks and Recreation Role

The Parks and Recreation Commission identified the critical role that parks and recreation plays in the Township of Langley. The value of these services is further substantiated by the "Benefits Catalogue" produced by the Canadian Parks and Recreation Association (CPRA). Readers will find the 8 key CPRA messages later in this document and a sample of the benefits statements in Appendix C.

> *Recreation and parks are essential to quality of life.*
>
> ***Source: CPRA***

Fundamentally, it is this division's role to provide parks and recreation (often referred to as leisure) services to residents. In context, the Parks and Recreation Division is a part of a larger Corporation that provides public services to all Township residents. As part of the Corporation, this Division should demonstrate that role by participating in corporate-wide strategic planning, budgeting and resource sharing in order to better serve the public. Sharing resources may also be required in community emergencies to augment other divisions' limited resources or assist other agencies that are serving the Township in that capacity.

In order to ensure that the Parks and Recreation Division's primary mandate is met, staff must be provided clear direction and a stable framework in which to work. That is provided to staff through the following Vision, Goals, Principles and Strategic Directions.

3. Parks and Recreation Vision

Laughing children and youth, families playing together, adults pursuing fitness goals, seniors exercising and socializing, spirited competition, individual athletic and artistic achievements, roar of the home town crowd, the peace and solitude of a walk in the park, smiling faces of momentary acquaintances on a community trail, cultural events, community celebrations, a spirit of creativity, blossoming gardens and trees in the spring, splashing fun at the water park in the summer sun, developing skating skills in the fall and swimming skills indoors in the winter, quiet retreat with a book from the library, or a memorable encounter with friends at the local community centre.

These are all illustrations of the many sights, sounds and feelings of a vibrant and healthy community that embraces the value and benefit of its public parks and recreation services.

Based upon the stated community values from Langley Tomorrow and subsequent surveys, and upon reviewing the Corporate Mission Statement and Philosophy, the following vision was drafted. This vision is further supported by the 2002 Master Plan Public Survey in which 97% of respondents stated that they believe that parks and recreation services benefit their community.

The vision for Parks and Recreation is to enable, facilitate or provide services that reflect Langley's community values; that protect and nurture our environment; that embrace and celebrate our heritage and culture while we prepare to satisfy an ever growing mix of community leisure needs in an effective, efficient and sustainable fashion.

3.1 Parks and Recreation Goals

Two goals reflect the stated community values and are consistent with meeting the Corporate Mission and Parks and Recreation Vision. These goals were first identified in the 1991 Master Plan and reviewed, updated and endorsed at the Council/Commission workshop during the 2001/02 Master Plan process.

Goal 1: ***Use publicly sponsored leisure services to help foster a sense of community by:***

- *promoting a broadly felt community identity;*
- *encouraging a widely held community spirit; and*
- *nurturing the evolution of community specific culture.*

Analysis of communities that have made good progress from community identity through community spirit to community culture suggests that much of this growth can be directly linked to positive leisure time activities. Parks and recreation activities draw local residents together and instill a sense of pride in them. In fact, how people feel about the community in which they live is influenced greatly by the experience they have during their leisure time.

> *Recreation and parks build strong families and healthy communities.*
>
> *Source: CPRA*

Goal 2: Use public leisure services to help foster responsible, independent citizens by:

- *providing opportunities to develop and maintain physical wellness; and*
- *providing healthy opportunities and physical environments that promote social wellness.*

Leisure services are designed to ensure that all individuals in the community are able to actively participate at a level appropriate with their ability. The services should contribute to the mental, physical, social, moral and emotional development or growth of each resident of the community. They can also be used to support the individual and prevent individual and family breakdown. Just as publicly sponsored educational services are justified because everyone benefits in a more productive society with fewer social problems, so should the broader concept of public leisure services.

3.2 Division Principles

In order for the Township's Corporate Mission and Philosophy to be followed, some Division-wide principles need to be applied. The Parks and Recreation Division shall continually strive to meet these guiding principles as a matter of good business by a public body. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Appropriate Facility Allocation
In order to maintain consistency and equity in the allocation of parks and recreation facilities, a facility allocation policy is necessary. The Facility Allocation Policy should be reviewed and updated as required to ensure equitable public access.

Principle: Complementary Services
The parks and recreation facilities, programs and events are public services and should be complementary to existing Township, private and not-for-profit services.

Principle: Connecting Communities

In its design and implementation of parks and recreation facilities, public programs and events, the Parks and Recreation Division should attempt to enhance the sense of social connectivity.

Principle: Continuing Public Input
In order to continue to best meet community needs, public input shall be a consistent element in the design and implementation of parks and recreation facilities, programs and events. The Parks and Recreation Commission and committees, open houses or similar forums shall be some of the methods used to ensure suitable public input is maintained.

Principle: Economic Sustainability
In order to be effective in the long term, the Parks and Recreation Division must provide services that are financially sustainable. A reasonable program of cost-recovery, including some form of user pay should be considered without raising price-related challenges that would compromise the principle of minimizing barriers.

Strategic Direction:
A Parks and Recreation pricing strategy will be restructured, implemented then evaluated and updated annually in order that the principle of economic sustainability is honoured. The pricing strategy shall consider all the principles within this Master Plan and include facility and sportsfield rentals, programs, events and other services offered. In order to ensure that pricing is not a barrier to some individuals or families within the Township, a program of financial assistance should continue to be provided within the limits of budget and be monitored, evaluated and updated on an annual basis.

Recreation and parks are significant economic generators in your community.

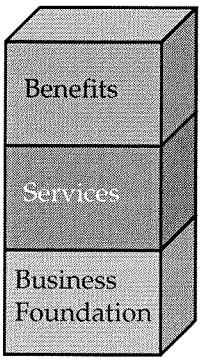
Source: CPRA

Principle: Effective and Efficient Services
The Parks and Recreation Division should strive to enable, facilitate or provide effective and efficient services consistent with Langley's community values; the Corporate Mission Statement and Philosophy; and the Parks and Recreation Vision and Goals. Public parks and recreation facilities, programs and events should be developed, operated and maintained in the most cost effective manner possible. The Township should consider partnerships (including public-private), contracted services, volunteers, senior levels of government or other opportunities that may reduce costs or improve services to the public.

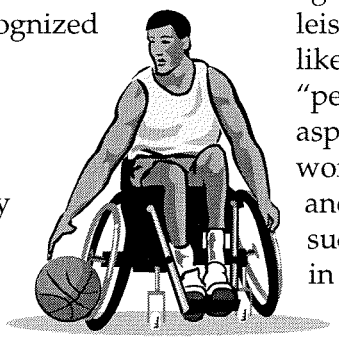
Principle: Environmental Sustainability
The Parks and Recreation Division should use environmentally sustainable practices in the design, implementation and operation of parks and recreation facilities, programs and events.

Principle: Equitable Community Service Delivery
The Parks and Recreation Division should strive to enable, facilitate or provide an equitable distribution of leisure services for residents (from rural to urban). It is noted that some services cannot be sustained economically in all areas of Langley, but that an equitable balance of services is possible. In general, leisure services should be delivered on a "community" basis with communities being identified as Aldergrove, Brookswood, Fort Langley, Murrayville, Walnut Grove and (through future development as of this plan) Willoughby. It is noted the diversity of the various communities and neighbourhoods should be respected in considering the design and implementation of these services.

Principle: Maximize Use of Resources and Public Benefit
The Parks and Recreation Division should strive to make the best use of all public resources by maximizing the use of existing facilities and services. It is recognized that a key to meeting this principle is to provide needed services in a timely manner. Therefore, Parks and Recreation research and development on national, regional and local trends are considered to be key initiatives within the Division. It is also recognized that in order to achieve maximum benefits, reasonable risks should be considered in order to improve services to the public.



Principle: Minimize Barriers
The Parks and Recreation Division should strive to ensure access to public facilities for people of all abilities and economic status. It is recognized that there are economic, transportation or other significant barriers that prevent full access and reasonable and financially sustainable methods should be used to minimize such barriers. Policies that encourage more parks and recreation opportunities and participation, such as Gender Equity, should be developed, implemented then evaluated and updated as necessary.



Principle: Protect Public and Worker Safety
The Parks and Recreation Division should strive to follow recognized maintenance and safety standards in order to ensure the safety and comfort of public and staff as well as ensuring the protection of Township assets.

Principle: Protect Resources
The Parks and Recreation Division should strive to protect, maintain and enhance our public parks and recreation infrastructure (including natural, cultural, and human assets along with facilities and equipment). Operational and maintenance standards should be established and followed, including preventative maintenance and asset replacement programs. Current assets should be maintained to a suitable standard before new inventory is added to the parks and recreation system. Where appropriate, caretakers or other security measures should be maintained (or introduced) in order to better secure major park sites.

Principle: Support Community Organizations
Local recreation clubs, groups, and agencies are organizing and sponsoring leisure opportunities now and will likely continue in the future. The "people doing things for themselves" aspects of such groups are socially worthwhile and desirable. The Parks and Recreation Division's support of such groups in their efforts may occur in a number of ways including advice, facilitation, consultation, subsidized access to facilities or programs, assistance in leadership training, provision of specialized equipment, travel assistance, or start-up grants.

Principle: Volunteer Involvement
In addition to being an effective method of reducing costs or improving services to the community, the involvement of volunteers addresses both goals of fostering community and fostering better citizens. The Volunteer Manual will be redrafted, then reviewed and updated on an annual basis in order to most effectively involve and recognize parks and recreation volunteers.

3.3 Division Functions

In order to be successful, it is important that the Parks and Recreation Division's role and functions are consistent with the Corporate Mission and Philosophy, and Division's Vision and Goals. In order to work within that mandate and to effectively meet community needs, the following key divisional functions are identified:

- *Central Support*
- *Parks and Open Space*
- *Programs and Events*
- *Recreation Facilities*

In addition to the identified divisional services, another key role of the Parks and Recreation Division is to deal with other community resources. Therefore the Master Plan has a separate section dealing with those opportunities.

3.3.1 Central Support

In order to achieve the goals and objectives of this Parks and Recreation Master Plan, it is essential to have an effective administration (central support) strategy. The following areas are considered to be within the Division's central support function:

- *Budgeting and business planning (financial accountability)*
- *Communication and marketing*
- *Human resources and support services*
- *Policy development*

In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to provide the most cost effective administration of our resources. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Commitment to Human Resources

Human resources are essential to any successful organization so it follows that adequate support services personnel, equipment and administrative support are critical resources for all Division functions in order to ensure the best possible service delivery. With the support of the Township's Human Resources Department, an effective recruitment, orientation, training and development program should be enhanced. In order to stay informed of professional standards, issues and trends within the parks and recreation field, staff should remain involved with professional organizations such as the BC Recreation and Parks Association (BCRPA), Recreation Facilities Association of BC (RFABC), BC Landscape Architects (BCLSA), Canadian Parks and Recreation Association (CPRA), etc.

Principle: Commitment to Planning

Long range planning is essential to good fiscal management. The Parks and Recreation Division's plans must be consistent with other Township plans and divisional strategies. Long range (10-year) financial plans should be consolidated and presented as part of the annual business plan.

Principle: Commitment to Youth Empowerment

Children and youth should have an opportunity for a direct voice regarding services directed to meet their specific needs.

Strategic Direction:

The Parks and Recreation Division should assist Council with the implementation, development and support of Council's Youth Commission.

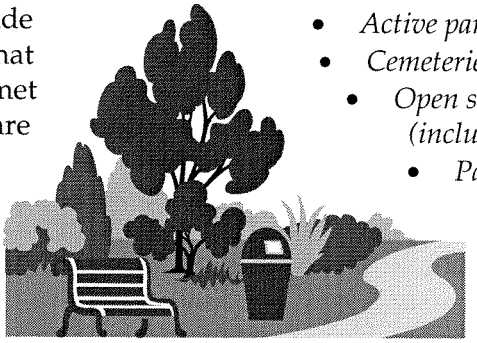
Principle: Effective Communication

Township residents need to be aware of leisure opportunities in order for them to participate and use these public services and resources. A communication system should be enhanced and maintained whereby residents are better informed of the

leisure opportunities in their community. Wherever it is financially viable and where it may either reduce costs or improve service, technology should be employed. In terms of "leisure education", residents should be generally informed regarding leisure options and the benefits that accrue from them.

Principle: Effective Policy Development

The Parks and Recreation Division should develop Division-wide policies in order to ensure that professional standards are met and that equitable services are provided. Existing policies should be reviewed and enhanced as necessary and where appropriate, new policies should be developed, implemented and maintained in order to improve services.



Principle: Financial Accountability

The Parks and Recreation Division's budgeting must be consistent with the goals and objectives of the Corporation in addition to meeting the goals of the Master Plan.

Strategic Direction:

Business plans will be prepared for each of the key functions within the Division that will be implemented, evaluated and updated annually, in a manner consistent with the Corporate business planning model.

3.3.2 Parks and Open Space

The design, development, operation and maintenance of our parks and open space are integral to the health of our community and therefore a key function of the Parks and Recreation Division.

The parks definitions and standards were adopted by the Township in 1991 and are included in Appendix B. These definitions and standards will be reviewed as required in the Master Plan implementation phases. The Division has both Parks Design and Development and Parks Operations departments. In order to best manage current and future resources, our parks and open space system is composed of the following:

- *Active parks and sportsfields*
- *Cemeteries*
- *Open space and environment (including views and vistas)*
- *Park structures (playgrounds, water parks, buildings, etc.)*
- *Passive parks and greenways*

In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to protect and sustain these services and our valuable community assets. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Beautifying Communities

The extent to which a community is seen by its residents as being both environmentally and aesthetically pleasing is directly related to the potential for creating community identity, spirit and culture. Therefore to make a community more beautiful, (including addition of boulevards, street trees and plants) is a worthwhile community objective.

Principle: Effective Design and Development

The Parks and Recreation Division should continue to provide landscape design and development services for the Corporation in order to ensure that landscape standards are maintained as the Township develops. In addition, the Parks and Recreation Division should have input in the redevelopment of the Official Community Plan (OCP), Neighbourhood Plans (NP's) and other documents that affect the delivery of services to Township residents.

Principle: Effective Passive Park Development

In order to effectively meet the needs of the Township, parks should be acquired, developed, operated and maintained in 4 categories (neighbourhood, community and municipal levels plus greenways).

Strategic Direction:

A 10-year passive park acquisition and development plan will be established, implemented, then evaluated and updated annually. Passive park areas may be enhanced with play structures, buildings or other amenities as appropriate. Because it is a cost-effective measure and it fosters a sense of community, the Neighbourhood Improvement Program should continue to be offered within limits of budget.

Principle: Effective Sportsfield Development

Active parks and sportsfields are acquired, developed, operated and maintained in 3 categories (neighbourhood, community and municipal levels) and should be protected, enhanced and developed in order to provide adequate avenues for the development of a broad range of outdoor sports for various ages and abilities for the entire Township.

Strategic Direction:

A 10-year sportsfield acquisition and development plan will be redrafted, implemented, then evaluated and updated on an annual basis.

Principle: Encourage Environmental Education

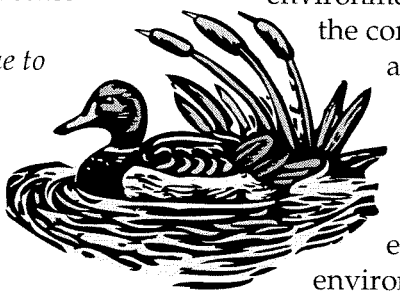
Opportunities should be provided for every local resident to learn about, understand, and relate to all aspects of their environment. In addition, personal growth can occur through escape, reflection or contact with nature and relaxation in a natural, serene environment, therefore opportunities should be provided for residents to escape to nature for varying periods of time.

Parks, open spaces and natural areas are essential to ecological survival.

Source: CPRA

Principle: Environmental Protection

Wherever appropriate, environmental areas should be protected by covenant, dedication or other means to ensure the environmental sustainability of the community. The Parks and Recreation Division should strive to work with other divisions and organizations on the preservation and enhancement of key environmental areas within the Township.



Principle: Enhance Greenways

Greenways are used as transportation routes and recreation and wildlife corridors, so where appropriate, greenways should be acquired,

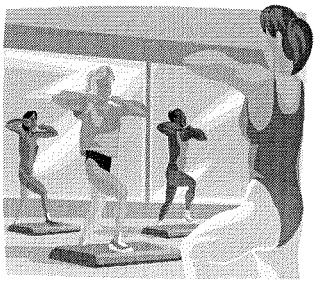
protected, enhanced or developed to help preserve the environment and to promote a sense of community connection.

Strategic Direction:
In consultation with Planning, and Development and Engineering Divisions and appropriate external organizations, a 10-year greenway acquisition and development plan should be redrafted, implemented then evaluated and updated on a regular basis.

Principle: Protect Cemetery Services
The Township has provided cost effective and affordable cemetery services for the public. The Township should continue to provide for affordable public cemetery services in some manner.

Principle: Protect Open Space
The protection of natural and aesthetic features, views, and resources of historic significance enhances the quality of living in a community. Providing public access to such features will contribute to a greater understanding of the community and therefore contribute to community growth.

Principle: Sustainable Growth
As the population increases in a community, the need for park space is increased proportionately. The park definitions and standards (Appendix B) should be used to determine general needs. Parkland Development Cost Charge (DCC) for land acquisition and limited park development is an appropriate mechanism to fund these growth related needs.



3.3.3 Programs and Events

Programs and events are key services that help meet the Division's Goals of fostering citizens and community. The provision of programs is essential to meeting the current and future needs of each community within the Township. In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to meet the current and future needs of our residents. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Appropriate Cost Recovery
Generally speaking, programs and events should be provided in a fiscally responsible manner by reasonably recovering applicable costs while meeting community needs. Given the nature of these services, some individual programs and events may produce modest surpluses which would be used to offset programs that are not as financially viable but which meet other stated goals.

Principle: Comprehensive and Effective Program Mix
The Parks and Recreation Division should strive to enable, facilitate, or provide a comprehensive program mix within budgeted resources. The Township should consider a broad spectrum of programs that deal with the areas of wellness (a more holistic approach to fitness and health). Programs and events should include, but not be limited to areas from aquatics to fitness; from

recreational to competitive sport; from arts and culture to heritage and environmental awareness for residents of all ages. Within the context of the two specific Master Plan Goals (fostering citizens and community) a broad program mix should attempt to achieve the following objectives:

Advanced Skill Development
Opportunities should be provided for those who wish to further develop their skills and interest in a wide variety of recreation activities.

Basic Skill Development
A wide variety of recreation activities (athletic, social and artistic) should be identified and instruction in each should be provided in order to provide exposure to skills pertaining to leisure activities and form the basis for leisure education.

Motor Skills Development
Programs should be offered to aid in the development of gross and fine motor skills.

Social Development
Because social functions are a valuable vehicle to use in developing community cohesion and identity, the Township should ensure that such opportunities exist. Community leisure activities should encourage mixing of age groups, cultural groups and various segments of the community with special needs into an integrated whole.

Children should be provided social settings in which social, moral and emotional growth can be fostered. Opportunities should be provided for youth to learn about themselves and how they will react to various social settings and pressures, develop positive social/emotional/moral skills, principles and convictions, and develop positive leisure lifestyle patterns which will be with them throughout adulthood. Age-appropriate social opportunities should be provided for adults.

Recreation is a key to balanced human development.

Source: CPRA

Wellness
The overall health and fitness (wellness) level of residents of the community should be increased to a level consistent with established norms for a healthy population, with opportunities for increasing beyond that level.

Principle: Effective Program Distribution
Recreation facilities, parks and schools are generally located where people live in each community, and parks and schools are usually well positioned in each neighbourhood, so it is logical that they are considered to be primary locations for community programs and events.

Principle: Encourage Community Events
Community identity, spirit and culture can be fostered through the environment generated by spectators and participants at sporting and other events. Because such events can be closely linked with community identity and pride, the Parks and Recreation Division should strive to enable, facilitate or provide a variety of community sporting and other special events.

Principle: Encourage Family Recreation

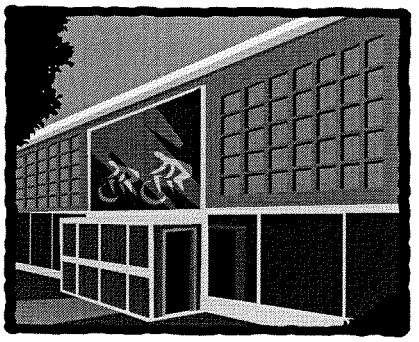
While often different in makeup, the family unit is an integral building block of community growth. Opportunities should be provided for families to recreate as a unit which may justify the use of various incentives. Sometimes the need to support other family members is a barrier to accessing parks and recreation facilities, programs or events. The Township may consider enabling, facilitating or providing complementary services such as child care or other family support at its recreation facilities in order to encourage family members to participate in recreation activities.

Principle: Inclusive Programming

Generally speaking, programs are to be provided on an "inclusive" basis. However, if segregated programs are financially viable and where they meet Master Plan principles or community values without contradicting others, then special programs may be offered from season to season.

3.3.4 Recreation Facilities

One of the mandates of the Parks and Recreation Division is to provide a range of complementary recreation facilities for the use of Township residents which help to maintain the health of our community. Our current and future inventory is composed of the following facilities (in some cases, assembled as a full-service community centre):



- *Aquatic facilities*
- *Fitness facilities*
- *Halls, gymnasiums and meeting rooms*
- *Ice facilities*
- *Libraries*

In addition to generally meeting the identified Vision and Goals of the Parks and Recreation Master Plan, the following principles should be followed in order to protect and sustain these services and our valuable community assets. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

Principle: Effective Community Centre Development

Community centres should be protected, enhanced or developed in each of our community areas in order to provide a broad mix of opportunities to all Township residents. The provision of recreation facilities should be appropriate to the current and future needs of each community. Community centres should include some or all of the facilities listed above.

Strategic Directions:

Considering accepted industry standards, the principles of economic sustainability, equitable community service delivery and complementary services, a set of Community Standards should be established that determine which facilities are to be provided in each community or neighbourhood area. A 10-year recreation facility plan should be created based upon these standards and principles. In order to protect current and future public assets, a

10-year major maintenance plan shall also be created. These long range plans should be developed, implemented and updated on an annual basis for recreation facilities that serve each community area within the Township.

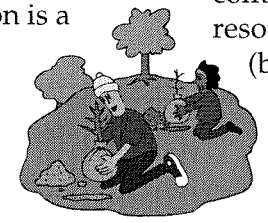
Principle: Effective Library System
Libraries and library services are considered to be an integral part of an overall parks and recreation system. Library services are funded within the Division's budget.

Recreation reduces self-destructive and anti-social behaviour.

Source: CPRA

Strategic Direction:
A complementary 10-year strategic plan for the provision of library services should be developed, implemented, reviewed and updated on an annual basis.

Principle: Enhance Equestrian and Agricultural Recreation
Langley is recognized for both its agricultural and equestrian heritage and industry. Agricultural recreation is a strong and natural result of the Township's culture.



Strategic Direction:
Recognizing the majority of contribution by others to the equestrian and agricultural recreation system, a 10-year "community" strategy for the delivery of agricultural-recreation services should be developed, implemented, then reviewed and updated on a regular basis. Considering the breadth of this topic, a broad representation of interests should be considered, including, but not limited to, the Economic Development Commission and Horse Industry and Economic Development strategies.

Principle: Protect and Develop Culture
Arts and Culture are an integral part of a vibrant community. The Township has a broad range of arts and cultural services, events and opportunities offered by a variety of organizations.

Strategic Direction:
Recognizing the contribution of others to the system, a 10-year "community" strategy for the delivery of Arts and Cultural services should be developed, implemented, reviewed and updated on a regular basis. Considering the breadth of this topic, a broad representation of interests should be considered, including, but not limited to the Community Heritage Commission and Economic Development Commission and their respective cultural strategies.

3.4 Other Resources

In order to continue to achieve some of the foundational principles of sustainability and affordability, the Township should work with the community, exploring a variety of resource opportunities and partnerships (both public and private), including, but not limited to the following. In some cases, where a new direction or major "initiative" is required to meet the Division's mandate, then a Strategic Direction has been identified.

3.4.1 Community Resources

Statement of Principles and Opportunity – Businesses and Corporations
Local business and corporate support can be helpful in improving facility, program and event service delivery. There are opportunities of mutual benefit to both to the business community and to the Township. The Township should explore all opportunities that could realize corporate contributions.

Statement of Principles and Opportunity – Organizations and Individuals

Vibrant community organizations, groups and clubs are prerequisites to a healthy and spirited community. The Township should explore opportunities that effectively use community resources, from Volunteer and Adopt-a-Park programs to the direct provision of facilities, programs and events by community organizations and individuals.

Strategic Direction:

Long-term corporate sponsorship, Adopt-a-Park and community donations programs should be developed, implemented, evaluated and updated on a regular basis. The Langley Parks and Recreation Foundation should continue to assist with donations.

Statement of Principles and Opportunity – Safety Organizations

As noted in the community values and the eight national benefit statements within this Master Plan, parks and recreation can have a positive impact on the safety of our community. An effective parks and recreation system will reduce requirements on our justice system and avenues of partnerships should be explored with police, fire and other agencies dealing with community safety issues. Community safety objectives in parks and recreation facilities may be better achieved by the use of resources such as Crime Prevention Through Environmental Design (CPTED.

Pay now or pay more later. Recreation reduces health care, social service and police/justice costs.

Source: CPRA

Strategic Direction:

A regular communication of long term and short term community safety strategies should be established with police, fire and other community safety agencies. Any "partnering" of resources should be incorporated into the annual business plan.

3.4.2 Fraser Health Authority

Recreation and active living are essential to personal health- a key determinant of health status.
Source: CPRA

Statement of Principles and Opportunity

The rapid changes to our health care system will directly affect this region and Township residents. These current and anticipated future changes, coupled with our aging population, demonstrate an opportunity in the area of wellness services.

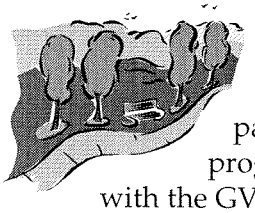
Strategic Direction:

The Township should meet with the Fraser Health Authority to explore opportunities to better serve Township residents from preventive health, wellness and rehabilitation perspectives.

3.4.3 Greater Vancouver Regional District (GVRD)

Statement of Principles and Opportunity

The Greater Vancouver Regional District (GVRD) has large regional parks and significant greenways within Township boundaries. These regional parks and greenways provide valuable services to our residents and offset some need for the Township to provide additional parkland. Further opportunities of partnership including parks, greenways and programs should be explored with the GVRD. A regular communication of long term and short



term park planning should be continued with the GVRD. Any "partnering" of resources should be incorporated into long-term parks, greenways and other strategies and the annual business plan.

3.4.4 Langley School District

Statement of Principles and Opportunity
Both School District #35 and the Township develop, operate and maintain public assets for the benefit of Township residents. Duplication of services and resources should be avoided where possible. Schools are strategically located to provide educational services on a neighbourhood and community basis, similar to parks and recreation facilities. Sharing of public resources can reduce operating costs and extend services to both organizations to the benefit of all Township residents.

Strategic Direction:
Building upon past successes and a positive working relationship, the Township should establish a Memorandum of Understanding (MOU) or similar instrument with the School District. The MOU would clarify the opportunities to better share resources. Such "partnering" of resources should consider parks and recreation facilities, programs and events that could be incorporated into long-term strategies and the annual business plan including the co-development, operation and maintenance of school/park sites and community schools.

3.4.5 Neighbouring Communities

Statement of Principles and Opportunity
The provision of parks and recreation services in the Township is directly affected by our neighbouring communities of Langley City and the cities of Abbotsford and Surrey. Some of our residents regularly visit facilities or participate in programs in facilities in these locations. Conversely, some Langley City, Surrey and Abbotsford residents regularly take advantage of convenient Township services. Complementary services in neighbouring municipalities can be beneficial to each community and their respective residents.

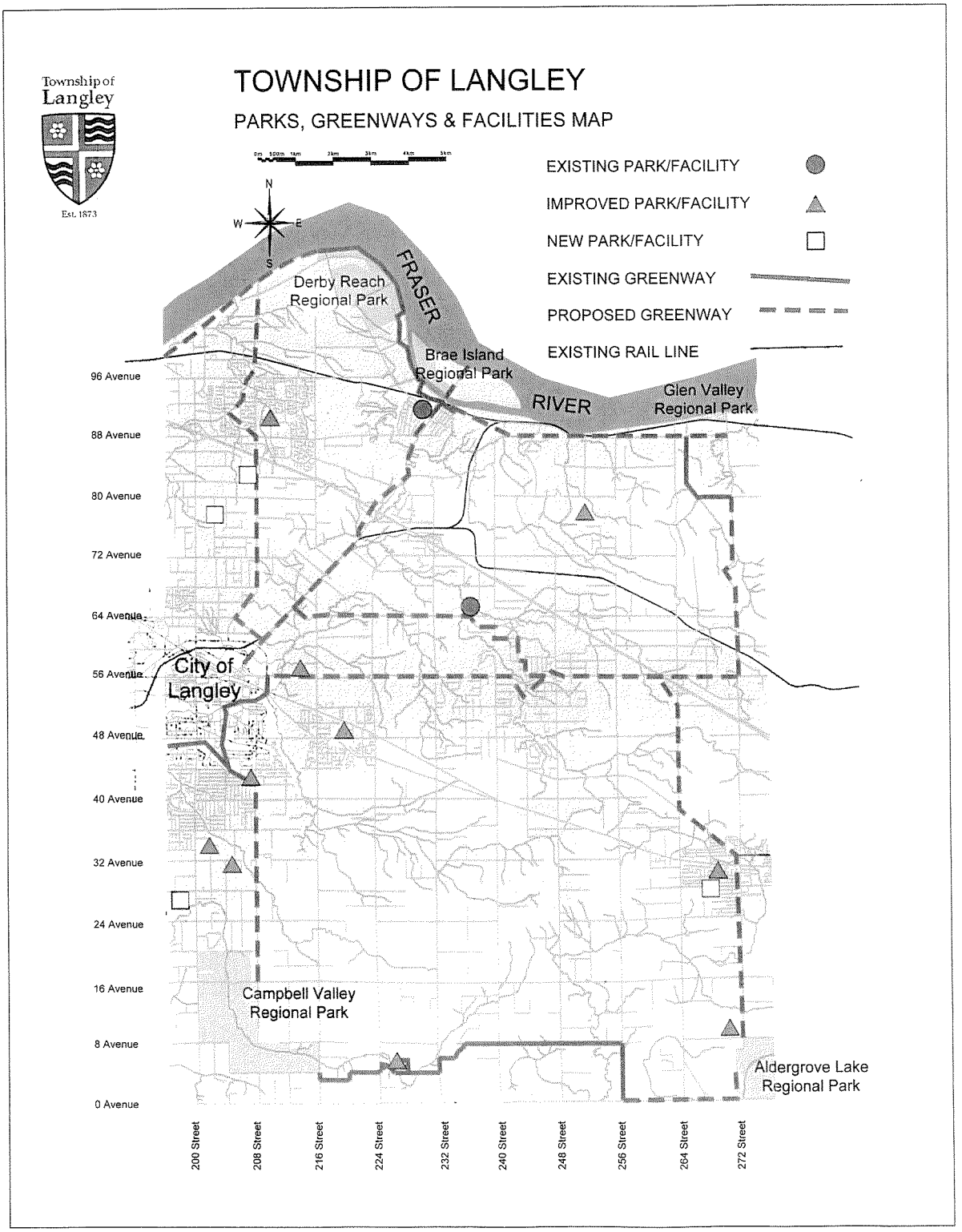
Strategic Direction:
A regular communication of long term and short term parks and recreation planning should be established with the cities of Surrey and Abbotsford. Any "partnering" of resources should be incorporated into long-term strategies and the annual business plan. Due to the more direct implications, cooperation with the City of Langley through groups like the Joint Parks and Recreation Facilities Committee and our respective Commissions should be continued.

3.4.6 Post-Secondary Educational Institutions

Statement of Principles and Opportunity
Kwantlen University College and Trinity Western University are two of the post-secondary education institutions which provide key services in our community. There are opportunities that could be explored where complementary post-secondary and adult education services may enhance their value to our community.

Strategic Direction:
The Township should explore the opportunities of mutual benefit with Kwantlen University College, Trinity Western University and other regional post-secondary and adult educational institutions.

3.5 Map - Parks and Facilities



3.6 Strategic Directions Summary

Page	Strategic Direction	Function	Target Completion Month - Year
17	Adopt-a-Park Program - implementation	Parks	Aug-02
10	Youth Commission implementation	CS	Sep-02
15	Long-range Major Maintenance Plan	Fac./Parks	Oct-02
11	2003 Business Plan (redraft annually)	All	Nov-02
12	Long-range Sportsfield Plan - redraft	Parks	Feb-03
18	Post-Secondary Institution Planning Meetings	All	Mar-03
18	School District MOU	CS	Mar-03
17	Gifts/Donations Program	CS	Apr-03
18	Neighbouring Community Meetings	CS	Apr-03
8	Pricing Strategy - redraft	All	May-03
17	Safety Organization Strategies	CS	May-03
17	Fraser Health Authority Planning Meetings	CS	Jun-03
15	Long-range Recreation Facilities Plan	Facilities	Jun-03
16	Long-range Library Plan	CS/Fac.	Sep-03
12	Long-range Park Plan	Parks	Sep-03
13	Long-range Community Trails Plan - redraft	Parks	Feb-04
16	Equestrian/Agricultural Recreation Strategy	Facilities	Jun-04
16	Arts and Cultural Strategy	Facilities	Sep-04
3	Complete Public Survey	CS	Apr-07
3	New Master Plan Process	CS	Sep-12

Appendices

Appendices

Master Plan 2002 Public Survey Report - Executive Summary	Appendix A
Park Definitions and Standards (1991)	Appendix B
The Benefits Catalogue Summary (CPRA – 1997)	Appendix C

List of References and Resources

- Langley Tomorrow Community Survey - August 30, 1990
- Parks and Recreation Master Plan - February 18, 1991
- The Benefits Catalogue (CPRA) - 1997
- Illuminating Our Future (CPRA) - 1998
- Mark Trend Research Community Survey - January 11, 2001
- Parks and Recreation Master Plan Survey (PERC) - 2002

Public Survey Report – Executive Summary

IN THE SPRING OF 2002, as part of the preparation of a Master Plan for Parks and Recreation, the Township of Langley retained the services of Professional Environmental Recreation Consultants Ltd. (PERC) to conduct a survey of public opinion and behaviour patterns related to the provision of parks, recreation and cultural services.

The **public survey** involved the preparation and distribution of a mail out / mail return questionnaire involving 1,000 randomly selected households. As noted below, a total of 556 completed responses were received, resulting in a confidence level of 95%, with a +/- 4.2% margin of error. This means that if the survey were completed 20 times, the results would be within 4.2% of the current survey, 19 times out of 20.

Original Sample	1,000
Non-Deliverable / No Response	13
Revised Sample	987
Completed Surveys	556
Overall Response Rate	56%

In interpreting the results, the following major findings were evident:

- **There are a variety of reasons that residents like living in the Township.** The "setting", local neighbourhoods and parks, open space and trails are at the top of the list, identified by two-thirds of the public survey respondents.
- **Residents definitely feel they benefit from the provision of parks and recreation services.** Eighty-eight percent of the survey respondents feel that their household benefits, and 97% feel that the community benefits.
- **The community is generally satisfied with the delivery of parks and recreation services.** Seventy-eight percent of the survey respondents are either satisfied or very satisfied, and only 7% are dissatisfied. Residents are most satisfied with trail development, followed by the preservation of natural areas, parks and open space development, and the maintenance of parks and open space.
- **Existing parks and recreation facilities are well used.** Eighty-five percent of the survey respondents have used parks, open space or trails in the past year, and 81% have used a public recreation facility. Walking, jogging and cycling are the most popular outdoor activities. The Walnut Grove Community Centre, W.C. Blair Recreation Centre and the Langley Township Libraries are the most frequently used indoor facilities.

- **There doesn't appear to be an overwhelming need for new or improved facilities.** Sixty-eight percent of the survey respondents suggested that new or improved outdoor facilities are needed, with walking, jogging and cycling trails topping the list. Fifty-eight percent of the respondents expressed the need for new or improved indoor facilities, with amenities for youth at the top of the list, followed by facilities for the arts, a library and facilities for seniors.
- **The majority of survey respondents (68%) indicated that they would support property tax increases to maintain or improve services.** Thirty-two percent, however, do not support any increases in taxation. The greatest support would be for an increase of $10 to $20 per year.
- **There is considerable support for increased corporate sponsorships and commercial advertising in order to reduce operating costs.** There is limited support, however, for user fees for sportsfields, increased rental or admission fees for facilities, and increased fees for recreation programs. There is hardly any support at all for reductions in the hours of facility operations or for pay parking at parks and facilities.
- **The primary sources of information regarding parks and recreation services are the Leisure Guide and local newspapers.** Other sources include flyers distributed through schools and use of the Township's web site. It is likely that use of the web site will increase dramatically in the next few years.
- **There are relatively few deterrents to participation in parks and recreation programs and services.** A lack of time was cited by the largest number of respondents to the survey (47%), followed by concerns regarding cost (16%) and program / facility schedules (14%). Approximately one-third of the survey respondents indicated that nothing prevented them from taking advantage of the opportunities provided.

While the information included in the report is based on the statistical analysis of the survey data, it should be noted that a wealth of information is included in the qualitative comments made in response to several open-ended questions.

This information, along with the statistical data, should provide a solid base for the Township as it implements the Master Plan, and act as a valuable reference for subsequent studies of this type.

Note: *The entire public survey report from PERC is available under separate cover from this Appendix. In addition to the Public Survey, PERC was involved in the following work which was documented and considered in the development of this Master Plan. (This work included discussions with nearly 100 community organizations along with facilitation of 5 community meetings, a Parks and Recreation Commission/Council workshop and a Parks and Recreation staff workshop. Written briefs were received from another 7 community organizations.)*

Park Definitions and Standards

Park Types

At the three levels of service, there are eleven types of parks:

Neighbourhood:

Neighbourhood Totlot
- provided only where Neighbourhood Park/School sites are not close enough and in high density areas

Neighbourhood Park/School
- the bulk of neighbourhood open space centralized onto one site used for passive activities and by elementary school aged youth for low level organized ball and soccer

Community:

Community Park
- a single large park in each community for organized sport and passive activity
- preferably adjacent to a secondary school

Community Trail System
- a system of linkages throughout the community designed to assist non-vehicular movement within the community especially to the neighbourhood and community park and possible linkage(s) to the Municipal System

Municipal:

Municipal Natural Park
- protection, as far as is reasonably possible, of natural areas in their natural state

Municipal Athletic Park
- one large park for high level organized sport of a spectator nature and/or major tournaments

Municipal Passive Park
- larger sites in the Municipality for unstructured passive activities

Municipal Ornamental Park
- small high profile areas designed to create a strong positive visual impression to users and passers by

Municipal Vista
- protection and enhancement of view areas

Municipal Linear Link

- a system of linkages for longer walks, bicycling, jogging and equestrian activities throughout the Municipality

Municipal Streetscape

- boulevard treatment and street trees

Standards

Based on the types and use of these eleven different kinds of public areas, the following standards were adopted in 1991 *(currently under review).*

Park Type	Standard
Neighbourhood Totlot	N/A - private sector responsible for providing and maintaining
Neighbourhood Park/School Site*	4.0 acres/1000 (minimum size 10 acres of useable land)
Community Park*	2.5 acres/1000 (minimum size 50 acres of useable land)
Community Trail	N/A - designed into community plans
Municipal Natural	N/A - cannot standardize the amount of area that has value worth protecting
Municipal Passive	.9 acres/1000. Need is low because of existence of Regional Park sites
Municipal Ornamental	.1 acre/1000
Municipal Athletic	1.0 acres/1000 (minimum size 70 acres)
Municipal Linear	N/A
Municipal Vista	N/A - cannot standardize views that need protecting

Although it is difficult to justify a specific standard for linear trail type parks, natural parks, vistas and the entire special purpose category, such spaces will nevertheless be required. Therefore, allocation of 2 acres per 1000 population has been added to the aforementioned list resulting in **the total standard for public open space in Langley to 10.5 acres per 1000.** *(* some include school/park sites)*

Note: *These definitions and standards were adopted by the Township in 1991 and are under review as part of the Master Plan implementation phase.*

The Benefits Catalogue Summary (CPRA – 1997)

According to the Canadian Parks and Recreation Association (CPRA), the value and benefit of an effective leisure services delivery system can be described in their 44 statements within the following 8 key messages:

1. ***Recreation and active living are essential to personal health- a key determinant of health status.***
2. ***Recreation is a key to balanced human development.***
3. ***Recreation and parks are essential to quality of life.***
4. ***Recreation reduces self-destructive and anti-social behaviour.***
5. ***Recreation and parks build strong families and healthy communities.***
6. ***Pay now or pay more later! Recreation reduces health care, social service and police/justice costs.***
7. ***Recreation and parks are significant economic generators in your community.***
8. ***Parks, open spaces and natural areas are essential to ecological survival.***

Note: *The following are "examples" extracted from the catalogue which is available under separate cover from this Appendix. Further information on the Benefits Catalogue is available at CPRA's website www.cpra.ca.*

Key Message No. 1:

- **Recreation and active living are ESSENTIAL TO PERSONAL HEALTH - a key determinant of health status.**

Benefits Statement: (*1 of 10 statements*)

Recreation and active living helps people live longer - adding up to two years to life expectancy.

Evidence supporting this particular benefits statement: ***(1 of 19 citations)***

In 1986, Paffenbarger and colleagues published the news-breaking findings that they had found a means of extending the life span of men by as much as two years. To achieve this, participants simply had to walk at a moderate pace for an hour every day. The activity did not have to be done all at one time. The benefit could be achieved by frequent short periods of different types of activity. Only the total energy expended was found to be important. Researchers reported that men in the lowest tertile of energy expenditure had increased risk of CHD, sudden cardiac death and all-cause mortality. (Paffenbarger, 1986)

Key Message No. 2:

- **Recreation is a key to balanced HUMAN DEVELOPMENT - helping Canadians reach for their potential.**

Benefits Statement: *(1 of 4 statements)*

Recreation is essential to the development of our children and youth:

- we learn motor skills (physical) through play and sports
- we learn social skills through play, and sports
- we learn creativity through play and arts/cultural activity
- we develop intellectual capacities and concepts through play - and many other life skills.

Evidence supporting this particular statement: *(1 of 31 citations)*

Ulrich (1987) considered the relationship between perceived competence and demonstrated competence in basic motor abilities and sports skills in children 5 to 10 years of age; he stated that "children with the highest perceived competence tend to show better levels of motor competence, more so in specialized sporty skills than in basic motor ability items. Also, lack of success in motor activities at young ages may in turn have a significant impact on the motivation to participate in physical activities at later ages.

Key Message No. 3:

- **Recreation and parks are essential to QUALITY OF LIFE.**

Benefits Statement: *(1 of 4 statements)*

Recreation, sports and arts/culture build self-esteem and positive self-image - foundations to personal quality of life.

Evidence supporting this particular statement: *(1 of 17 citations)*

Positive self-esteem is the single best variable defining emotional or life adjustment. Emotional and life adjustment are crucial to the overall health and well-being of the individual and the community. A positive self-concept (self-esteem) has been found to be associated with regular participation in physical activity. (McAuley, 1994; Sonstroem, 1986; Weiss, 1987)

Key Message No. 4:

- **Recreation reduces self-destructive and ANTI-SOCIAL BEHAVIOUR.**

Benefits Statement: *(1 of 4 statements)*

Recreation, sports and arts/culture reduce self-destructive behaviour and negative social activity in youth - an antidote to smoking, substance abuse, suicide, and depression.

Evidence supporting this particular statement: *(1 of 30 citations)*

The role of physical activity and exercise in the prevention of drug abuse is promising; most studies have shown the mental health benefits of exercise such as reduced depression and anxiety, yet exercise is also useful for physical health reasons such as counteracting the weight gain associated with smoking cessation plus help mitigate the fall in HDL - cholesterol levels following reduced alcohol consumption. (Williams, 1994)

Key Message No. 5:

- **Recreation and parks build STRONG FAMILIES and HEALTHY COMMUNITIES.**

Benefits Statement: *(1 of 7 statements)*

Families that play together - stay together. Children and youth remain connected; couples that share leisure interests are more likely to stay together.

Evidence supporting this particular statement: *(1 of 15 citations)*

Leisure is the single most important force developing cohesive, healthy relationships between husbands and wives and between parents and their children. (Couchman, 1988)

Key Message No. 6:

- **PAY NOW or PAY MORE LATER! Recreation reduces health care, social service and police/justice costs!**

Benefits Statement: *(1 of 3 statements)*

Fitness and wellbeing reduces both the incidence and severity of illness and disability - lowering healthcare costs.

Evidence supporting this particular statement: ***(1 of 21 citations)***

Researchers (Keeler, et al., 1989) calculated discounted lifetime costs and concluded that increasing physical activity saves $1,900 (U.S.) per person compared with inactivity. At an individual level, being active saves almost twice as much per person as being a non-smoker. Almost 40% of Canadians are not active compared to 26% who smoke regularly and 11% who have high blood pressure. At the community level, there are about 1.5 times as many inactive people as there are smokers. The lifetime estimate in Canada of costs that could be avoided amount to $18 billion from inactive person compared to $5.7 billion from those who smoke. In Ontario, this amounts to a potential cost avoidance of $5.5 billion from inactive people, compared with $2 billion from smokers.

Key Message No. 7:

- **Recreation and parks are significant ECONOMIC GENERATORS in you community!**

Benefits Statement: ***(1 of 6 statements)***

Recreation, sport, and fitness improves work performance - increased productivity, decreased absenteeism, decreased staff turnover, reduced "on the job" accidents.

Evidence supporting this particular statement: ***(1 of 22 citations)***

A 25% point increase in the 1995 physical activity participation rate increases labour productivity in the whole economy between 0.25 and 1.5%. Arbitrarily settling on a conservative level, it is assumed that labour productivity in the whole economy is raised by 0.75%. (Ontario Ministry of Culture, Tourism and Recreation, 1994)

Key Message No. 8:

- **Parks, open spaces and natural areas are ESSENTIAL TO ECOLOGICAL SURVIVAL.**

Benefits Statement: ***(1 of 6 statements)***

Green spaces protect habitat, biodiversity and ecological integrity.

Evidence supporting this particular statement: ***(1 of 10 citations)***

The forest is both presence and symbol of forces in natural systems that transcend human powers and utility. Like the sea or the sky, the forest is a kind of archetype of the foundations of the world. The central "goods" of the biosphere - ..... forests are a symbol of the timeless natural givens that support everything else (Rolston, 1996)

Township of Langley

Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED:	DECEMBER 4, 2023 - REGULAR MEETING	**REPORT:**	23-260
FROM:	BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION	**FILE:**	6440-06-001
SUBJECT:	JOINT SCHOOL-PARK SITES - HISTORY AND FINANCIAL PROJECTIONS		

RECOMMENDATION:

That Council receive the report titled Joint School-Park Sites - History and Financial Projections for information.

EXECUTIVE SUMMARY:

The Council adopted Parks and Recreation Master Plan (2002) provides a Statement of Principles and Opportunity for both School District #35 (School District) and the Township to develop, operate and maintain public assets for the benefit of Township residents.

There are Council policies to guide development of parks and playing fields (Policy 06-023), location of new schools (Policy 07-229) and funding of neighbourhood parkland (Policy 07-231).

On November 6, 2023, Council requested a high-level summary of capital/development costs and ongoing operating costs for existing joint school-park sites (joint sites) in Willoughby, remaining planned sites in Willoughby and Brookswood-Fernridge and projected additional sites to accommodate future long-term growth. The requested high-level summary is provided below.

A. Willoughby (Existing)

- Over 158 acres of school and park sites which include joint elementary school/neighbourhood park sites, joint middle school/community park site (such as Yorkson) and joint middle-secondary school/community park site (such as Peter Ewart Middle School/R.E. Mountain Secondary School/Willoughby Community Park) with various configurations and sizes.
    a) Schools: 62 acres
    b) Parks: 96 acres
        - estimated total land costs for parks: approximately $47M
        - estimated total development costs for parks: more than $22.4M
        - estimated Township operating cost for eight existing joint sites: $640,000 per annum

B1. Willoughby (Planned)

- Four additional joint sites
    a) Schools: 29 acres
    b) Parks: 69 acres
        - projected land costs for parks: approximately $276M
        - projected development costs for parks: more than $175M
        - projected Township operating cost for four future joint sites: $320,000 per annum

B2. Brookswood-Fernridge (Planned)

- Eleven additional joint sites
    a) Schools: 89 acres
    b) Parks: 112 acres
        - projected land costs for parks: approximately $259M
        - projected development costs for parks: more than $116M
        - projected Township operating cost for eleven future joint sites: $880,000 per annum

C. Potential Population Increases

Potential population increases could come from proposed provincial legislative changes and Township planning initiatives which would have profound impacts on the future growth trajectory of the Township.

Based on a preliminary analysis conducted without public engagement and adopted policy guidance, it is estimated that there would be substantial increase in population with the need for additional elementary schools, middle schools and secondary schools based on current student generation ratios. The Township would need to acquire additional lands for community parks and neighbourhood parks to maintain current service levels.

The preliminary analysis focuses on the implications of potential population increases on schools and parks, as requested by Council. There would be other impacts on areas such as infrastructure (water, sewer and roads) and services such as community centres, libraries, policing and fire protection. While the Township may reach economies of scale by more than double its current population of 150,000, the cumulative financial impacts of potential population increases are difficult to quantify without a comprehensive analysis based on adopted policies.

PURPOSE:

This report provides information on existing joint school-park sites in Willoughby, remaining planned sites in Willoughby and Brookswood-Fernridge and projected additional school and park sites to accommodate future growth in response to Council's request from November 6, 2023.

BACKGROUND/HISTORY:

At the November 6, 2023 Regular Meeting, Council requested a report with a high-level summary of:

A. *The school park sites that have been acquired and/or provided by the Township of Langley since 2001 within the Willoughby area, including at the AS&ED and Yorkson Community Park, total land capital and park development costs, and the ongoing annual operating subsidies of joint school park sites provided by Township of Langley development revenue and property taxpayers to the Ministry of Education and School District 35;*

B. *The projected total land capital, parks development and annual operating costs projected for the remaining, known and identified school park sites within the Willoughby and Brookswood-Fernridge development area(s); and*

C. *The possible, projected quantity of additional school sites that may be needed based on the potential population increases contemplated for 200 Street and other areas as called for by the Province of British Columbia and the Government of Canada, and the potential capital and operating costs that could accrue to the Township of Langley for additional joint school park sites that may or may not be required.*

DISCUSSION/ANALYSIS:

Adopted by Council in 2022, the Parks and Recreation Master Plan (Section 3.4.4) provides a Statement of Principles and Opportunity:

"Both School District #35 (School District) and the Township develop, operate and maintain public assets for the benefit of Township residents. Duplication of services and resources should be avoided where possible. Schools are strategically located to provide educational services on a neighbourhood and community basis, similar to parks and recreation facilities. Sharing of public resources can reduce operating costs and extend services to both organizations to the benefit of all Township residents."

There are Council policies to guide development of parks and playing fields (Policy 06-023), location of new schools (Policy 07-229) and funding of neighbourhood parkland (Policy 07-231).

A high-level summary is provided below.

<u>A. Willoughby (Existing)</u>

Over 158 acres of school and park sites exist in Willoughby of which 62 acres are for schools and 96 acres for parks. There are nine joint school-park sites (joint sites), namely:

1. Donna Gabriel Robins Elementary School/Neighbourhood Park
2. James Anderson Learning Centre/Neighbourhood Park
3. Lynn Fripps Elementary School/Neighbourhood Park
4. Northeast Gordon Estates School/Neighbourhood Park
5. R.C. Garnett Elementary School/Neighbourhood Park
6. R.E. Mountain Secondary School/Peter Ewart Middle School/Willoughby Community Park
7. Richard Bulpitt Elementary School/Neighbourhood Park
8. Northeast Latimer Elementary School/Neighbourhood Park

9. Yorkson Creek Middle School/Yorkson Community Park North

The estimated total land cost for all Township-owned parks is approximately $47M, while the development costs totaled more than $22.4M. The estimated operating cost for the joint sites is approximately $640,000 per annum.

The Township and Langley School District have different maintenance standards for sports fields, as the former has sand-based fields with drainage and irrigation and the latter has soil-based fields. Sand-based fields are more costly to maintain than soil-based ones but they can handle the wear-and-tear that is placed on them from users, especially during the rainy season. The estimated annual operating cost for the Township to maintain a sand-based field is approximately $22,000 which includes mowing twice per week, irrigating and cultural practices such as fertilization, aerating, top-dressing and overseeding, when required.

The School District's current level of maintenance involves mowing fields once every 10 – 14 days during the growing season with a cost of $3,000 per field, per annum. The above estimate reflects the annual maintenance cost of the fields and overall park at eight joint sites. (James Anderson does not have a sports field. Routley Park is not a joint site but with a larger park area to accommodate washroom facilities and parking without an adjoining school.)

<u>B1. Willoughby (Planned)</u>
Four additional joint sites are planned in Willoughby, namely:

1. Southwest Latimer School/Neighbourhood Park (to be named)
2. Smith Middle-Secondary School/Community Park (to be named)
3. Smith Elementary School/Neighbourhood Park (to be named)
4. Williams Elementary School/Neighbourhood Park (to be named)

These joint sites would total approximately 98 acres of which 29 acres for schools and 69 acres for parks. The projected land cost for the planned parks is approximately $276M, while the development costs are anticipated to be more than $175M. The estimated Township operating cost for the four joint sites would be about $80,000 per annum per site, or $320,000 total.

Historically, the Province/School District has contributed to the joint sites by either building their own soil-based playing fields or contributing financially to the development of shared playing fields. The School District also paid for utility servicing costs such as connections for irrigation and allowing the use of exterior accessible washrooms for the community. Parking for the park may also have been provided by the school. Recently with newer school construction in Willoughby and for various reasons, a number of these contributions have been reduced or eliminated thereby reducing the overall benefit to the Township of having such joint sites.

There has also been a tendency for the BC Ministry of Education to allow the School District to plan and build combined middle-secondary schools on smaller areas. More specifically, the Ministry initially allowed the School District to acquire 26 acres for the combined middle-secondary school in Smith. It appears that the School District has obtained only 15 acres to accommodate the combined middle-secondary school. Also, the planned combined middle-secondary school in Williams would be built on 4 to 5 acres. This trend would put extra pressure on the Township to acquire land and build outdoor sports facilities to support schools.

C. Potential Population Increases

Potential population increases could come from proposed provincial legislative changes and Township planning initiatives as follows:

a) Provincial Housing Statues: In November 2023, the BC Minister of Housing introduced Bill 44 Housing Statues (Residential Development) Amendment Act and Bill 47 Housing Statues (Transit-Oriented Area) Amendment Act. Both Bills would have significant implications on the future growth trajectory of the Township. Some of the implications were presented to Council at the Regular Meeting on November 20, 2023 (Item D.2).
    i. Bill 44 proposes to allow small-scale multi-unit housing (SSMUH) without the need for a rezoning as follows:
        - three dwelling units in single family and duplex zones on parcels that are 280 m^2 (3014 ft^2) or less
        - four dwelling units on parcels that are greater than 280 m^2 (3014 ft^2)
        - six units on single family lots close to frequent bus service
    ii. Bill 47 proposes to establish transit-oriented development (TOD) areas within 400 m of a transit exchange and within 800 m of a SkyTrain station

b) Willowbrook Community Plan Update: This Township planning initiative will meet one of the requirements in the Supportive Policies Agreements with TransLink in preparation for the arrival of SkyTrain in the Willowbrook area by 2028.

c) 200 Street 2040: This Township planning initiative will explore options for densifying the 200 Street corridor in line with Metro Vancouver and TransLink's intention to bring Bus Rapid Transit to the area.

Based on preliminary analysis conducted without public engagement and adopted policy guidance, it is estimated that there would be substantial increase in population that would require additional elementary schools, middle schools and secondary schools based on current student generation ratios. The Township would need to acquire additional lands for community parks and neighbourhood parks to maintain current service levels.

Respectfully submitted,

Jason Chu
MANAGER, COMMUNITY AND POLICY PLANNING
for
BYLAWS, LEGAL AND STRATEGIC IMPLEMENTATION DIVISION

Township of Langley
Est. 1873

COUNCIL POLICY

Subject: **Parks and Playing Fields Development**

Policy No: **06-023**
Approved by Council: **October 17, 2016**
Revised by Council:

1. Purpose

1.1 To advance the development of parks and playing fields through a defined process.

2. Background

2.1 As the population of the Township of Langley grows, there is a need to plan park infrastructure for new and/or existing neighbourhoods. The planning process for parks and playing fields includes stakeholder and general community input guiding the creation of design concepts from which base acquisition and construction strategies are formed, and budgets are considered or approved by Council.

3. Related Policy

3.1 06-001 Public Input to Recreation, Culture, and Parks Facilities

4. Policy

The Township of Langley will undertake the following steps towards the development and creation of parks and playing fields in the community:

4.1 OCP Plans, OCP amendments, Community Plans, and Neighbourhood Control Plan preparation will be used as the primary instruments to determine the need and location for the establishment of parks and playing fields.

4.2 The adopted standards for Recreation, Culture & Park facilities will be used as a basis for determining the quantity, location, and size of parks and park facilities that are required to serve projected populations.

4.3 Preliminary design concepts will be prepared by staff to evaluate potential sites for parks and park facilities prior to or concurring with acquiring properties.

4.4 The preliminary design concepts will be circulated to School District 35 staff for input to sites that will be jointly shared.

4.5 The preliminary design concepts will be included for information purposes in the reports to Council for new site acquisitions.

4.6 Once property acquisition has been completed for park allocations, the preliminary design concepts will be presented to the Recreation, Culture, and Parks Advisory Committee for their information and input.

4.7 The preliminary design concepts will shared with organized stakeholders for their information and input.

4.8 An open house shall be arranged and advertised by press release and paid advertisement in local newspapers for all residents of the community or neighbourhood within which the park will be constructed.

4.9 Invitations to the open house will be delivered to residents within a 100 metre radius of the facility site.

4.10 The open house shall be staffed by a minimum of one representative of the Recreation, Culture, & Parks Division and one member of the Recreation, Culture, & Parks Advisory Committee who will be available to answer questions and receive comments regarding the displays and plans for the proposed facility development. The open house shall be held in the school or community hall nearest the proposed facility development.

4.11 Comments and suggestions received from the open house and from the groups will be assessed and, where feasible, incorporated into a preliminary parks and playing fields design concept plan

4.12 The proposed concept plans will be presented to Council as part of budget deliberations for consultant services and/or construction phases.

4.13 While the Park Concept Plan may serve as a guiding document for staff to create parks and playing fields in neighbourhoods; opportunities, partnerships, funding, Council Budget deliberations and other non-predetermined factors may drive timelines and effect final park infrastructure configurations.

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COUNCIL POLICY

Subject: New School Locations

Policy No:	**07-229**
Previous Policy No:	**07-125**
Approved by Council:	**1998-07-20**
Revised by Council:	**2016-05-30**

1. Purpose

1.1 To ensure adequate and timely liaison between the local jurisdictions responsible for growth and provision of schools.

2. Background

2.1 It is advantageous and desirable, where possible, to integrate neighbourhood and community parks and open space requirements associated with new schools for optimum and efficient use of resources.

2.2 It is important that liaison and coordination occurs between the School Board and Council and their respective staff regarding location of new schools and parks.

3. Related Policy

3.1 N/A

4. Policy

4.1 It is Township Council's desire that the location of new schools be discussed by Council and the School Board before a final decision on a new school location is made.

4.2 Community Development staff shall prepare a report for Council in consultation with School District staff on possible new school locations.

4.3 Township Council and the School Board shall share the results of their discussions.

4.4 Where feasible, joint park and school locations shall be resolved as part of the Neighbourhood Planning process.

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COUNCIL POLICY

Subject: Neighbourhood Park Land

Policy No:	**07-231**
Previous Policy No:	**07-616**
Approved by Council:	**2009-02-16**
Revised by Council:	**2016-05-30**

1. Purpose

1.1. To provide a consistent approach to secure and fund Neighbourhood Park Land as regulated by the *Local Government Act* (the "Act").

2. Background

2.1. In accordance with the Langley Development Cost Charges Bylaw approved by Council in July of 2008, Park land acquisition charges do not include Neighbourhood Level Parks. The Act allows for up to 5% of land being subdivided to be provided to meet park land requirements. Alternatively, this requirement can be met by the property owner providing monies equal to 5% of the value of the land at time of preliminary approval of subdivision, or if no preliminary approval is given, a date within 90 days before the final approval of the subdivision. These funds will then be used to acquire Neighbourhood park land where required.

3. Related Policy

3.1. The Approving Officer is empowered to make decisions as to the requirement of the 5% park land dedication or cash in lieu from subdivision proposals.

4. Policy

Determination and Collection of 5%

4.1. The Developable Land is defined as the land being proposed for subdivision minus areas being dedicated for greenways and streamside protection.

4.2. The value of the 5% will be established according to Section 941 of the Act using average market value of the developable land in the proposed subdivision calculated as that value would be on either

(i) the date of preliminary approval of the subdivision, or
(ii) if no preliminary approval is given, a date within 90 days before the final approval of the subdivision,

as though

(iii) the land is zoned to permit the proposed use, and
(iv) any works and services necessary to the subdivision have not been installed.

4.3. Where a property owner and the Township of Langley (the "Township") do not agree on the market value of the land under Section 941(6) of the Act, the value shall be determined by a qualified appraiser appointed jointly by the owner and the Township. If the owner and the Township fail to agree on the appointment of a qualified appraiser, the Inspector of Municipalities shall, upon the application of either party, appoint an appraiser to determine the market value. Unless otherwise agreed, the cost of the appraiser shall be borne equally by the owner and the Township.

4.4. The 5% value shall be paid to the municipality before final approval is given for the subdivision.

4.5. All monies collected for park land acquisition shall be deposited in a reserve fund established for the purpose of acquiring neighbourhood park land and be used to purchase land for Neighbourhood Parks to allow new neighbourhoods to proceed with development.

4.6. All residential developments shall contribute to the acquisition of Neighbourhood Park land. The provision of neighbourhood park land may also be considered an amenity for the purposes of this policy.

4.7. Section 904(1) of the Local Government Act provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions including those relating to the provision of amenities are met. Where Council proposes to rezone a property pursuant to Section 904(1) it may choose to include the cost to provide the amenity as an amenity for the purposes of that bylaw.

4.8. Where the amenity cost is determined to be an amenity for the purposes of the bylaw adopted pursuant to section 904 and the developer wishes to take advantage of the higher density set out in the bylaw referred to in Section 4.7 by providing amenities, including the cost of the amenity, the amenity cost will be referenced in the zoning bylaws and may be provided as follows: equal to 5% of the value of the developable land established 90 days prior to final reading of the rezoning.

Purchase of Neighbourhood Park Land

4.9. To facilitate the development of new neighbourhoods, any zoning amendment for the purpose of residential development in a new development area must be consistent with the Official Community Plan with respect to park and school site provisions.

4.10. The purchase price to be paid for Neighbourhood Park and School sites shall be market value determined by an appraisal undertaken by or on behalf of the Property Management Department of the Township of Langley to a maximum value equal to the land value contained in the most recent Langley Development Cost Charges Bylaw.

4.11. Nothing in this policy will fetter the discretion of the Council of the Township to exercise it's legislative powers and functions.

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COUNCIL POLICY

Subject: Procurement Policy	**Policy No:**	**03-500**
	Approved By Council:	**1998-08-17**
	Revised by Council:	**2006-04-24**
	Revised by Council:	**2016-05-30**

1. Purpose

The purpose of this policy is to:

1.1 authorize the expenditure of Township money in the manner authorized by Council, in accordance with the Community Charter

1.2 ensure that accurate records and full accounts of the financial affairs of the Township are prepared, maintained and kept safe, in accordance with the Community Charter

1.3 govern purchases of goods, services and capital works for the Township of Langley

1.4 protect the Township and its staff against potential litigation and perceived or actual conflicts of interest

1.5 confirm the authority of the Township Administrator to establish, approve and amend administrative policies specific to procurement related matters within the parameters set by this policy

1.6 be responsive, cost effective and as open as possible to public scrutiny

1.7 confirm that it is the responsibility of the Director of Finance to ensure that municipal money is expended in accordance with this policy and its administrative policy

1.8 ensure consideration of *"Best Buy"* in the attainment of value for public funds expended

2. Background

2.1 A Purchasing function is established within the Finance Division.

2.2 The Township of Langley endorses the Purchasing Management Association of Canada (PMAC) Code of Ethics, which sets out guidelines for ethical and professional conduct.

3. Related Policies

3.1 01-008 Code of Ethics, Confidentiality and Conflict of Interest
01-010 Management of Operations

4. Policy

4.1 All goods, services and capital works are to be acquired in accordance with this policy and any/or all legal requirements in order to protect the interests of the Township of Langley.

4.2 At all times value shall be sought in such a manner so as to promote that all qualified to do business with the Township shall have the opportunity to do so and to be treated fairly and with honesty.

4.3 No procurement shall be incurred or payment made by the Township for goods or services except as otherwise authorized in accordance with this policy or exceptions approved by Council.

Not withstanding the above, payments to government authorities or agencies may be approved by the officer responsible for financial administration or as delegated, provided budget authority is in place; e.g. debt payments, tax requisition.

4.4 The authority to commit to purchase operational goods and services for the whole of the organization, such as corporate-wide annual Standing Orders and inventory, as defined in the Administrative Policy, will be delegated to the Purchasing Department.

4.5 The Township of Langley, through the Purchasing Department, has the authority to participate in co-operative purchasing. The Township will participate with other government agencies or public authorities where it is in the best interests of the Township to do so.

4.6 The Finance Division will dispose of surplus, obsolete or discontinued materials and equipment through public auction, solicited offer, negotiated sales or transfer to another department.

4.7 The Chief Logistics Officer of an Emergency Operations Center has the authority to procure goods and services on behalf of the Township of Langley in accordance with established guidelines.

4.8 Approval authorities are outlined below.

4.8.1 **Goods, services and capital works** - Council approval is not required where goods or services are contained in the current Council approved budget. Project Manager will prepare an information memo to Council as soon as possible after award for any awards greater than $1,000,000 not including taxes. In addition, Finance will prepare a report to accompany the regular interim financial reports listing contracts for goods or services (not including consulting services) exceeding $1,000,000.

4.8.2 **Consulting services** - Council approval is not required where consulting services are a component of Council approved capital projects. However, Finance will prepare an information memo to Council to accompany the regular interim financial reports listing pure consulting agreements exceeding $100,000 (with no capital works components).

Note: The above does not apply to the Independent Contractor Agreements which are related to providing specialized services and/or assisting staff with special projects. The authority for Independent Contractor Agreements remains with the Administrator.

4.8.3 **Sole Source, Brand Specific or Direct Award** – Council approval is required where sole source, brand specific, or direct award of goods or services exceed $100,000.

4.9 Failure to meet requirements of this policy or its Administrative Policies is considered to be a serious breach of obligation to the Township which may lead to disciplinary action against responsible staff.

Attachment*: Procurement Policy - Administrative*

Township of Langley
Est. 1873

Procurement Policy - Administrative

Dated: APRIL 12, 2006

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DEFINITIONS

Acquisition Method	the process by which goods or services are procured or obtained
Agreement on Internal Trade (AIT)	An agreement between the Federal, Provincial and Territorial Governments to reduce and eliminate, to the extent possible, barriers to the free movement of persons, goods, services, and investment within Canada and to establish an open, efficient, and stable domestic market. Annex 502.4 of this agreement applies to municipalities and has been endorsed by the Township Council. Goods and services $100,000+ and construction services $250,000+ must be advertised nationally.
Best Buy	A combination of characteristics, not merely one, and is defined as but not limited to: • Quality of workmanship and product • Timely delivery • Dependable service • Standardization • Ease of operation • Low maintenance • Parts availability • Safety standards • Resale value • Suitability for intended use • Adherence to conditions of purchase • Adherence to specifications • Adherence to Government legal requirements • Price
Bid	A written or verbal offer or submission received from a vendor, Contractor or Consultant in response to a request, such offer or submission may be subject to acceptance or rejection
Bid Request	A formal (written) request for bids or a solicitation, which may be in the form of a Request for Quotation, Request for Tender or Request for Proposal
Blanket Purchase Order	(See Standing Order)
Brand Specific	Brand specific is where a preference for a brand or manufacturer of product is chosen for a particular purpose
Budget Authority	As delegated by the Director, responsibility for managing and approving expenditures within a specific budget function
Cardholders	Those individuals utilizing Corporate Purchasing Cards on behalf of the Township
Change Orders	A formal (written) notification signed by both parties that a purchase order or contract must be modified in some way. This change can result from a revised quantity, date, specification, or an engineering change, etc.
Competitive Sealed Bidding	The process in which Tenders, Quotations and Proposals are submitted in a sealed package by a specific date and time
Consulting Services	Services which provide advice and analysis, including professional services

Contract	A written legally enforceable agreement for the supply of Goods, Services or Construction, whether by way of sale, conditional sale, lease or otherwise. Such an agreement may be evidenced by way of documentation, which is signed and sealed, or in a less formal manner as by standard purchase order.
Direct Award	An advertised award of a contract to one specific supplier arising from emergency situations, expediency, or urgency, in the public interest and foregoing the competitive bid process (see Direct Award procedures)
Emergency	A situation where the immediate acquisition of goods or services is essential to provide community service; prevent serious delays, injury, or further damage; or restore or maintain service
Emergency Method	A procurement process where the usual competitive acquisition rules are suspended due to the prevailing emergency circumstances
Expression of Interest	A technique used to screen or pre-qualify potential bidders or proponents
Freedom of Information	Legislation governing information provided to the public and protection of personal information (privacy).
Goods and Services	Includes labour, supplies, materials, equipment and services of every kind, required by the Township
Invitation to Tender	A request for a written bid or offer to sell or provide goods, services or construction based on clearly defined specifications and criteria
Lowest Qualified Bid	The lowest compliant bid submitted which meets the requirements and specifications as set out in the bid request
Preferred Consultant	Is deemed to be the Consultant best suited for the project as determined by the Director or Administrator (see Consulting Procedures)
Procurement	Includes all the functions of purchasing, stores, traffic, receiving, incoming inspection and salvage
Purchase Authority	A dollar limit designated by one's immediate supervisor and approved by the Director for initiating goods and services as per the Methods of Acquisition
Purchase Order	A written document to procure goods and services or a written acceptance of an offer, made on the Township's numbered form, to acquire goods and services and becomes a legal contract when accepted by the supplier
Purchase Requisition	The prime internal document authorizing the Purchasing department to procure specific materials, parts, supplies, equipment or services. It must be signed by the requestor and co-signed by an individual with the appropriate level of budget authority
Purchasing	The process of buying: learning the need, locating and selecting a supplier, negotiating price and other pertinent terms and follow up to ensure delivery
Purchasing Cards	Township credit cards used to purchase **goods only** up to an authorized dollar level. Cardholders are responsible for obtaining best value (see Township's Purchase Card Guidelines for details).
Quotation	A written or verbal request for bids for the supply of goods or services from selected sources of supply. **NOT** opened in public.

Request for Proposal	A competitive process which seeks the creative input of the market place. It details the 'what', the 'when' and the 'why' but not the 'how'. It seeks the best value through the competition of rival proponents**. The laws of competitive bidding apply in the case of Proposals**. It describes in detail the project to be undertaken, the intended result of the project and the criteria for choosing the successful proponent. Cost is **NOT** the primary factor. Due to the confidential nature of some of these proposals, details are **NOT** revealed in public. (Reference requirements under Freedom of Information & Protection of Privacy Legislation).
Signing Approval Authority	A dollar limit designated by one's Director for the release of monies, i.e. large contract draws, transfer payments
Sole Source	Where only one source of supply of a particular goods or service is available, therefore, foregoing the benefits of competition
Standing Order Agreement	An agreement in which described goods and/or services are offered for sale or supply by a specified party to the Township for a particular period of time at a specified price or price formula. The standing order is open to multiple acceptance during the period indicated, resulting in an individual contract with each acceptance.

Township of Langley
Est. 1873

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

METHODS OF ACQUISITION

Purpose: The purpose of this procedure is to identify the methods of acquisition and the requirements for each method.

Related Policies and Procedures:

- Procurement Policy
- Conflict of Interest Policy
- Purchasing Card Procedures
- Accounts Payable Procedures
- Petty Cash Guidelines

Acquisition Authorities:

Value	Approval Authority
Up to $500,000, including net taxes	Director or as delegated
Over $500,000, including net taxes	Administrator

Goods, services, and capital works - Council approval is not required where goods or services are contained in the current Council approved budget. However, Finance will prepare an information memo to Council to accompany the regular interim financial reports listing contracts for goods or services (not including consulting services) exceeding $1,000,000. At the Director's discretion, they may wish to bring one-off projects with significant dollar value to Council's attention by way of an information memo prior to awarding the contract.

If the Purchasing Department becomes aware that budget funds are insufficient for a capital project, they may withhold processing a purchase order until the satisfactory budget revisions have been processed/received by the Finance Division.

Consulting services - Council approval is not required where consulting services are a component of Council approved capital projects. However, Finance will prepare an information memo to Council for pure consulting agreements exceeding $100,000 (with no capital works components).

Methods of Acquisition - General:

When documents are required, the Township will only use approved competitive bid documents, such as Request for Quotation, Invitation to Tender, Request for Proposals, Consulting Agreements. These documents are approved for use by the Administrator as the Township standard.

The Township is subject to the Freedom of Information and the Protection of Privacy legislation. Therefore, our procurement decisions may be subject to public scrutiny from time to time.

All procurement of Goods, Services and Capital Works (other than by the Purchasing Cards, Direct Payments, established Standing orders, Petty Cash) made by the Township stem from requisitions produced and approved by the department heads or other delegated staff members. Departments are responsible for providing correct coding, scope of work, and complete technical specifications.

All requisitions shall be addressed and forwarded to the Purchasing Manager.

A purchase requisition is a **request** and not an authority to commit the Township. Staff must **NOT** commit via a verbal, written, or implied agreement prior to the issuance of a purchase order. Circumventing the authority levels by splitting transactions or requisitions for the same scope of work is **not** allowed. Purchase orders are legal Township contracts which list the terms and conditions of purchase.

Note: For formal written contracts and agreements stating all terms and conditions, the purchase order is completed after formal contracts or agreements are signed in order to support the financial system.

1. **Methods of Acquisition not requiring a Purchase Order: -** see section titled "Purchase Order Exceptions" for further information.

   Subject to all applicable Township policies and procedures (including having budget funds available) a purchase order is **NOT** required for the items noted in Purchase Order exceptions.

   - **$0 - $1,500**
     It is the responsibility of Township employees to ensure they are receiving best value for the money and adhering to municipal standards and other policies when acquiring goods or services within this dollar range by the following means:
       - Purchasing Card
       - Petty Cash
       - Direct Payment (cheque)

2. **Methods of Acquisition Requiring a Purchase Order:**

   - **$1,500 to $15,000**
     - When reasonably possible, an employee may obtain by either verbal or written quotations a minimum of three (3) quotes from qualified suppliers. The employee may use Purchasing for obtaining quotes, if they so desire.
     - A scope of work risk assessment must be done to determine whether a verbal or written quotation is required and/or security (i.e. bonding, Letter of Credit)
     - A Requisition must be forwarded to Purchasing along with the three (3) quotations to initiate a purchase order
     - When the scope of work involves risk or criteria variables, a formal written Request for Quotation must be issued to ensure complete details of work are provided to all suppliers

- **$15,000 - $100,000**
  - A scope of work risk assessment must be done to determine whether a security (i.e. bonding, Letter of Credit) is required
  - A formal, written document (either Request for Quotations, Invitations to Tender {dependent on risk factors} or Request for Proposals) must be obtained from a minimum of three (3) known qualified vendors or Contractors
  - Specifications or technical requirements provided by end user or by an outside agency.
  - Prior to issuance of any of the above documents produced in-house or by a Consultant, Purchasing must review the document's terms and conditions and instructions to tenderer (Project Manager is responsible for technical specifications)
  - Administration conducted by Purchasing:
    - Issuing documents
    - Receiving documents
    - Opening documents
    - Document retention
  - Can be advertised or by invitation only to preferred suppliers, complete with a closing time and date
  - Public openings on Requests for Quotation and Invitations to Tender are optional; however, Requests for Proposals must not be opened publicly

- **$100,000 – and above**
  - A scope of work risk assessment must be done to determine whether a security (i.e. bonding, Letter of Credit) is required
  - Must be advertised nationally in accordance with the Agreement on Internal Trade {AIT} complete with a closing time and date
  - Invitations to Tender or Request for Proposals written and requested from all qualified vendors or Contractors
  - Specifications or technical requirements provided by a Project Manager or by an outside agency
  - Documents produced by Purchasing or by an outside agency subject to Purchasing's approval
  - Administration conducted by Purchasing:
    - Issuing documents
    - Receiving documents
    - Opening documents
    - Assess compliance with mandatory requirements
    - Document retention
  - Invitations to Tender may be opened in public
  - Requests for Proposals will ***NOT*** be opened publicly

3. Surplus, Obsolete or Discontinued Materials or Equipment:

- Items in this category should be listed by the user department for disposal by Purchasing through public auction, solicited offer, negotiated sales, or transfer to another department
- The Purchasing Manager may sell to Township employees only through public auctions or publicly advertised offers
- This procedure also includes found bicycles and RCMP confiscated goods, after all terms of the Community Charter Regulations have been satisfied
- See section titled "Surplus Equipment/RCMP Confiscated Goods" for further information

4. Cooperative Ventures:

- The Purchasing Manager or authorized Purchasing Staff may participate in co-operative purchasing if it is deemed to be in the best interests of the Township

5. Hired Equipment:

- On an annual basis, Purchasing will advertise for Contractors to submit rates for rental equipment and operators. Purchasing will maintain the response forms, surety documents and generate a Qualified Contractors List for callout by Departments. Contractors will be listed in ascending order of rates.
- See section titled “Hired Equipment” for further information

6. Emergency Purchases:

- If an emergency occurs during normal business hours, the Purchasing Manager or Purchasing staff may issue a purchase order number verbally without following the normal procedures
- If an emergency occurs during **non-business hours**, the goods and/or services should be obtained by the Department as required. Under both circumstances, a Requisition and backup documentation complete with account codes and authorized signature should be prepared and forwarded to Purchasing as soon as possible after the emergency.
- See section titled “Emergency Purchases” for further information

7. Special Events:

- In the case of **special Council functions** and/or annual appreciation dinners (i.e. Douglas Day, Fire Department Appreciation Dinner, grand openings), the person(s) designated to organize the function may arrange for goods and services without a purchase order – see Purchase Order Exceptions section
- All other special events such as Water Weeks, Rivers Day, Hazardous Waste Event, Fire Prevention Week, etc., must obtain purchase orders, as per the Methods of Acquisition
- See section titled “Purchase Order Exceptions” for further instructions

8. Sole Source or Brand Specific:

- Sole source is where only one source of supply of a particular goods or service is available, therefore, foregoing the benefits of competition
- Brand specific is where a preference for a brand or manufacturer of product is chosen for a particular purpose
- Justification must be provided when requesting approval for sole source or brand specific requirements, including provisions for identifying how best value will be maintained in the future for the organization

Situations may occur where a Department wishes to purchase a specific brand of goods or services from a single vendor. In the name of fair competition and the Township’s goals of achieving ***‘Best Buy’,*** these situations should be avoided. If a situation exists that only one vendor can supply the goods or services due to exclusive distribution rights or highly specialized services and the dollar value does not exceed $15,000.00, the Director may approve the purchase after confirming that single sourcing is the only means available. Dollar values that exceed $15,000.00 must receive prior approval by the Township Administrator; over $100,000.00 must receive Council approval.

Note: For sole sourcing of Consultant services, see section titled “Consulting Agreements” for further instructions.

9. Direct Award:

- Used only for special circumstances whereby there are emergency or urgent situations or expediency issues of a high profile nature
- Administrator's approval required up to $100,000; Council approval required above $100,000
- See section titled "Direct Award" for further instructions

10. Consulting Services:

- See section titled "Consulting Agreements" for further information.

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

PURCHASING DEPARTMENT'S RESPONSIBILITIES

Purpose:

The purpose of this procedure is to identify the roles and responsibilities of the Purchasing Department and to assist staff in meeting the Township's stated procurement objectives.

A Purchasing function has been set up within the Finance Division.

Purchasing Responsibilities:

- The authorization to commit the Township for the procurement of goods and services, other than through a formal contract agreement, rests with the Purchasing Manager or Purchasing staff by way of a purchase order originating from an authorized requisition
- Purchasing has the responsibility for obligating the Township and, in conjunction with the user departments, will jointly make the determination of source of supply, quantities purchased, delivery schedules and price negotiations, except where others are so authorized.
- Encourage an **open bidding process** for the acquisition of capital works, goods and services
- To operate and maintain adequate inventory in the Stores areas to accommodate the needs of the organization for optimum efficiencies of operation
- Determine the need for specific cooperative and inventory related requirements on behalf of the Township. This responsibility extends to determining, in conjunction with user expertise, the supplier, pricing, terms and conditions, issuing the contract or order and following up to ensure proper delivery.
- Purchase goods and services with due regard to our commitment to encourage the use of **'environmentally friendly'** products and services whenever possible, keeping in mind cost considerations
- Promote standardization of equipment and supplies wherever and whenever possible to encourage effectiveness and economics
- Obtain and maintain hired equipment documents and supplier lists
- Purchasing is responsible for initiating and maintaining effective and professional relationships with suppliers actual and potential
- Purchasing is responsible for creating standardized competitive bid documents to be used by all departments and Consultants

- Purchasing will be responsible for issuing competitive bid documents:
    - Request for Quotations (RFQ),
    - Request for Proposals (RFP) and
    - Invitation To Tender (ITT)

  when requested by a department or where no one department assumes sole ownership

- Other than competitive bid documents prepared and evaluated by an outside agency, Purchasing will be included in the post bid award assessment but will not be responsible for assessing technical specifications

- Ensure all bonding, insurance, WCB or any other surety documents are received and updated as required, to minimize any potential risks towards the Township

- Purchasing must receive copies of all competitive bid documents for review prior to release, even if the documents have been produced by an outside agency

- Purchasing will retain responsibility for:
    - providing document numbering
    - process tracking
    - administration of openings
    - maintenance of document files

- Standing Orders will be assessed and negotiated by the Purchasing Department for optimum efficiencies and value

- Negotiation and administration of the Purchasing Card

- Purchasing will be the contact group for co-operative ventures;
    - Greater Vancouver Municipal Purchasing Group (GVMPG)
    - Vancouver Regional Cooperative Purchasing Group (VRCPG)
    - Provincial or Federal Governments Master Standing Offers (MSO)

- Surplus, obsolete or discontinued materials and equipment will be disposed of by the Purchasing Department through public auction, solicited offer, negotiated sales, or transfer to another department. The Purchasing Manager may sell to Township employees only through public auctions or publicly advertised offers.

- Purchasing will maintain the Township master files for the Workplace Hazardous Materials Information System (WHMIS) in compliance with the Federal Regulations and Workers' Compensation Board Regulations.

- Maintain all records of procurement transactions as required

Note: The Purchasing Department assists employees to make purchases but is not responsible for ensuring that a department remains within its specified budget.

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

EMPLOYEE RESPONSIBILITIES

Purpose: The purpose of this procedure is to identify the roles and responsibilities of the employees when required to obtain goods or services in the performance of their delegated duties.

Authority: The authorization to commit the Township for the procurement of goods and services, other than through a formal contract agreement, rests with the Purchasing Manager or Purchasing staff by way of a purchase order originating from an authorized requisition.

Related Procedures:

- See section titled Methods of Acquisition
- See section titled Purchasing Responsibilities

Employee Responsibilities:

Directors and Managers:

- Delegate budget approval authority to the appropriate levels
- Ensure all procurement transactions are performed in accordance with the Procurement Policy and related administrative policies
- Ensure the Purchasing Department participates in all procurements requiring their involvement
- Ensure all goods and services are received in a manner that minimizes risk of liability and loss

User Responsibilities:

- Provide correct account codes or job cost numbers ensuring adequate budget funding is available
- Ensure that they have obtained the appropriate approved level of budget signing authority on all documentation
- Ensure they do not misrepresent their authority to vendors
- Ensure best value
- Complete and forward all requisitions to the Purchasing Department
- Shall be fully responsible for all technical requirements throughout the whole procurement process including:
    - Assessment of scope of work
    - Prepare technical requirements and/or drawings
    - All bids meet or exceed the technical requirements and/or scope of work
    - Monitor that technical requirements and/or scope of work are met to completion of the project
- Ensure quality and performance measures are met or exceeded
- Ensure all goods/services are received in a manner that minimizes risk of liability and loss
- Complete and forward all payment documentation displaying appropriate approval authorities to Accounts Payable in a timely manner

Note: The Purchasing Department assists employees to make purchases but is not responsible for ensuring that a department remains within its specified budget.

Township of Langley
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PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

REQUEST FOR PROPOSAL

Purpose: The purpose of this procedure is to outline the process to obtain goods and non-professional services by means of the Request for Proposal method. For professional services, see section titled Consulting Agreements.

Authority: Director:

- Up to $500,000 (including net taxes) or as delegated through Purchase Authority – through Request for Proposal process and to the proponent achieving highest evaluation criteria point total as identified in the Request for Proposal

Administrator:

- Over $500,000 (including net taxes) – through Request for Proposal process and to the proponent achieving highest evaluation criteria point total as identified in the Request for Proposal

Related Policies:

Procurement Policy

Project Manager Responsibilities:

- Prepare Terms of Reference, which may include:
  - technical specifications
  - background
  - scope of work
  - deliverables
  - evaluation criteria
  - response content
- If a Request for Proposal is prepared by an outside agency, the document must be reviewed by Purchasing prior to issuance to proponents
- The Terms of Reference document must be forwarded to Purchasing to prepare the Request for Proposal front end
  - final draft to be reviewed by the Project Manager prior to issuance
- Develop weighting on evaluation criteria prior to opening proposals
- Purchasing must be included in evaluations for projects greater than $500,000 or for major service provisions, i.e. arena operations, multi-year contracts, or as mutually agreed
- Purchasing must be included in evaluations for all leasing vs. purchasing projects
- Only evaluate proposals based on evaluation criteria contained in Terms of Reference (additional criteria **cannot** be added after the proposals are received).
- Notice of Award letter, agreement and/or contract is prepared and forwarded to successful proponent for signature (Purchasing may complete if Project Manager so desires).
- Obtain Township Clerk's signature on all contracts and agreements

- Once all documents have been signed and returned, prepare requisition with appropriate purchase authority and submit to Purchasing with all submission documents noted in the Request for Proposal
- Monitor performance and deliverables
- Prepare change orders and submit signed copies to Purchasing and Consultant
- Review and approve progress draws/invoices and forward to Accounts Payable
- In the event that the Project Manager experiences performance issues with a Contractor/Consultant, the Project Manager will prepare a written notice to the Contractor/Consultant and provide copies to Purchasing for retention in centralized file system.

Purchasing Department Responsibilities:

- Upon request, provide direction and support to Project Managers for the formulation of a proposal
- Provide Project Manager with Request for Proposal number
- Prepare or review front-end Request for Proposal document, which may include:
    - introduction
    - general terms and conditions of the proposal, such as but not limited to:
        - confidentiality clauses
        - privilege clauses
        - contacts
        - conflict of interest
        - closing date and time
        - contract law
- Review format of Terms of Reference to ensure consistency throughout the whole document
    - Provide Project Manager final draft for review prior to issuance
- Administrative Request for Proposal duties, such as:
    - Advertising
    - Issuing of proposals to bidders
    - Collect document fees, when applicable
    - Receive, open and record all submissions
    - Provide evaluation advice to Project Manager, if requested.
        - Purchasing must be included in evaluations for projects greater than $500,000 or for major service provisions, i.e. arena operations, multi-year contracts, or as mutually agreed
        - Purchasing must be included in evaluations for all leasing vs. purchasing projects
    - Retain/file all original documents and evaluation records
    - May complete Notice of Award letter, agreement and/or contract and send to successful proponent (if Project Manager so desires)
- Once all documents have been signed and submitted to Purchasing, review all pertinent submission documentation for compliance with policy and terms and conditions of Request for Proposal prior to issuance of purchase order
- Prepare purchase order upon receipt of requisition from Project Manager
- Provide Project Manager with yellow copy of requisition noting purchase order number and copy of signed contract
- Send original purchase with signed contract to the successful proponent
- If a change order is submitted by the Project Manager, update purchase order and provide copy to Accounts Payable
- Retains centralized files for:
    - All original documents and contracts
    - All Request for Proposal evaluation worksheets

- WCB and public liability insurances
- Written performance evaluation notices to successful bidder

Note: The Directors may request from Finance a report of contracts awarded

Township of Langley
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PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

CONSULTING AGREEMENTS

Purpose: The purpose of this procedure is to outline the process to obtain consulting services for projects such as capital design and construction works, major studies, and reviews authorized by Council.

Authority: Director or designate:

- Up to $25,000 (including net taxes) – to preferred Consultant or selected through a Request for Proposal process

Director:

- $25,000 to $500,000 (including net taxes) – through Request for Proposal process and to the proponent achieving highest evaluation criteria point total as identified in the Request for Proposal

Administrator:

- Over $500,000 (including net taxes) – through Request for Proposal process and to the proponent achieving highest evaluation criteria point total as identified in the Request for Proposal

Council approval is not required where consulting services are a component of Council approved capital projects. However, staff will prepare an information memo to Council for pure consulting agreements exceeding $100,000 (with no capital works components).

Note: The above does not apply to the Independent Contractor Agreements for the filling of approved staffing positions. The authority for these remains with the Administrator.

Related Policies: Procurement Policy

Project Manager's Responsibilities:

- Prepare Terms of Reference, which may include:
  - technical specifications
  - background
  - scope of work
  - deliverables
  - evaluation criteria
  - response content, i.e. format for how submissions are to be provided
- If a Request for Proposal is prepared by an outside agency, the document must be reviewed by Purchasing prior to issuance to proponents
- If the Project Manager prefers a written proposal for services **less than $25,000**, the Terms of Reference document may be forwarded to Purchasing to prepare the Request for Proposal

    - Project Manager to review final draft prior to issuance
- For services **greater than $25,000**, the Terms of Reference document must be forwarded to Purchasing to prepare the Request for Proposal
    - Project Manager to review final draft prior to issuance
- Develop weighting on evaluation criteria prior to opening proposals
- Only evaluate proposals based on evaluation criteria contained in Terms of Reference (additional criteria cannot be added after the proposals are received)
    - If required by division, Contract Approval Form is completed and submitted to appropriate authority for approvals.
- Notice of Award letter and Short Form Consulting Agreement (3 copies) and/or contract is prepared and forwarded to successful Consultant for signature (Purchasing may complete if Project Manager so desires)
- Obtain Township Clerk's signature on all contracts and agreements
- Once all documents have been signed and returned, prepare requisition with appropriate purchase authority and submit to Purchasing with all submission documents noted in the Request for Proposal
- Copies of the signed contract is distributed as follows:
    - Project Manager
    - Consultant (along with purchase order)
    - Purchasing file
- Monitoring performance and deliverables
- If there is a scope of work change or value of agreement change, prepare change order and submit executed copies to Purchasing and Consultant
- Review and approve progress draws/invoices and forward to Accounts Payable
- In the event that the Project Manager experiences performance issues with a Contractor/Consultant, the Project Manager will prepare a written notice to the Contractor/Consultant and provide copies to Purchasing for retention in centralized file system.

Purchasing Department Responsibilities:

- Upon request, provide direction and support to Project Managers for the formulation of a proposal
- Provide Project Manager with Request for Proposal number
- Prepare or review front-end Request for Proposal document, which may include:
    - introduction
    - general terms and conditions of the proposal, such as but not limited to:
        - confidentiality clauses
        - privilege clauses
        - contacts
        - conflict of interest
        - closing date and time
        - contract law
- Review format of Terms of Reference to ensure consistency throughout the whole document
    - Provide Project Manager with final draft for review prior to issuance
- Administrative Request for Proposal duties, such as:
    - Preparing and submitting advertising (as and when required by Project Manager)
    - Issuing of proposals to proponents
    - Collect document fees, when applicable
    - Receive, open and record all submissions

    - Provide evaluation advice to Project Manager, if requested
    - Retain/file all original documents and evaluation records
    - May complete Notice of Award letter and Short Form Consulting Agreement and/or contract and send to successful Consultant (if Project Manager so desires)
- Once all documents have been signed and submitted to Purchasing, review all pertinent submission documentation for compliance with policy and terms and conditions of Request for Proposal prior to issuance of purchase order
- Prepare purchase order upon receipt of requisition from Project Manager
- Provide Project Manager with yellow copy of requisition noting purchase order number and copy of signed contract
- Send original purchase order with signed to the successful Consultant
- If a change order is submitted by the Project Manager, update purchase order and provide copy to Accounts Payable
- Retain centralized files for:
    - All original documents and contracts
    - All Request for Proposal evaluation worksheets
    - Contractor/Consultant's WCB and public liability insurances
    - Written performance evaluation notices to Contractors/Consultants

Township of Langley
Est. 1873

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

INVITATIONS TO TENDER

Purpose: The purpose of this procedure is to outline the process to obtain competitive bids via Invitation to Tender for goods, services and capital works authorized by Council.

Authority:

- Director or as delegated — Up to $500,000, including net taxes
- Administrator — Over $500,000, including net taxes

Council approval is not required where goods or services are contained in the current Council approved budget. However, Finance will prepare an information memo to Council to accompany the regular interim financial reports listing contracts for goods or services (not including consulting services) exceeding $500,000.

Related Policies:

- Procurement Policy
- Agreement on Internal Trade (AIT)

Project Manager's Responsibilities:

Option #1: Project Manager prepares Invitation to Tender using the Township's approved, standardized documents

- Project Manager is responsible to prepare the scope of work, specifications and other technical information necessary to prepare complete document(s) outlining the full requirements of the project and to direct Consultant accordingly
- Assess the work to determine risk factors - decide what form of security documentation is required
- Obtain contract number from Purchasing and provide to Consultant as required
- Send final draft document to Purchasing for review prior to advertising or issuance to bidders
- If document is to be advertised, prepare advertisement and send to Purchasing for placement on websites and/or newspapers
- Send final prepared documents to Purchasing for issuance to bidders
- Prepare addendums for issuance to bidders by Purchasing
- Attend public openings conducted by Purchasing
- Evaluate submissions and recommend awards
- Ensure that proper and adequate budget funds are available
- Prepare reports to Council as necessary
- Prepare Contract Approval Form, obtain required authorizing signature, and submit to Purchasing

- Prepare Notice of Award letter and 3 copies of the contract and forward to successful Bidder for signature (Purchasing may complete if Project Manager so desires)
- Forward 2 signed copies of contract and security documents (one for file; one to Contractor upon issuance of purchase order) to Purchasing along with authorized requisition for issuance of purchase order
- Issue Notice to Proceed
- Monitor performance and deliverables
- If there is a scope of work change or value of agreement change, Project Manager prepares change order and submits executed copies to Purchasing and Contractor
- Review and approve progress draws/invoices and forward to Accounts Payable (Note: when final invoice/draw is submitted, indicate “Final Payment” on invoice/draw)
- In the event that the Project Manager experiences performance issues with a Contractor/Consultant, the Project Manager will prepare a written notice to the Contractor/Consultant and provide copies to Purchasing for retention in centralized file system.
- If there is bonding on the project and if the scope of work increases or changes significantly or if there are major performance issues with the Contractor, the Project Manager must provide written notification to the bonding company to protect or increase the bonding. A copy of the written notification must be provided to Purchasing.

Option #2: **Purchasing prepares** the Invitation to Tender using the Township’s approved, standardized documents

- Project Manager is responsible to prepare the scope of work, specifications and other technical information necessary to prepare complete document(s) outlining the full requirements of the project and submits to Purchasing
- Project Manager assesses the work to determine risk factors - decides what form of security documentation is required and submits to Purchasing
- Project Manager reviews final draft document prior to advertising, if required, or issuance to bidders
- Purchasing prepares advertisement for placement on websites and/or newspapers
- Purchasing prepares and issues documents to bidders
- Project Manager prepares addendums for issuance to bidders by Purchasing
- Project Manager attends public openings conducted by Purchasing
- Project Manager evaluates submissions and recommends awards
- Project Manager ensures that proper and adequate budget funds are available
- Project Manager prepares reports to Council as necessary
- Project Manager prepares Contract Approval Form, obtains required authorizing signature, and submits to Purchasing
- Purchasing prepares Notice of Award letter (includes request for security documents) and 3 copies of the contract and forwards to successful bidder for signature
- Project Manager issues requisition when signed documents are received by Purchasing
- Purchasing issues purchase order
- Project Manager issues Notice to Proceed once purchase order has been issued
- Project Manager monitors performance and deliverables
- If there is a scope of work change or value of agreement change, Project Manager prepare change order and submit executed copies to Purchasing and Contractor
- Project Manager reviews and approves progress draws/invoices and forward to Accounts Payable (Note: when final invoice/draw is submitted, indicate “Final Payment” on invoice/draw)
- In the event that the Project Manager experiences performance issues with a Contractor/Consultant, the Project Manager will prepare a written notice to the

Contractor/Consultant and provide copies to Purchasing for retention in centralized file system.

- If there is bonding on the project and if the scope of work increases or changes significantly or if there are major performance issues with the Contractor, the Project Manager must provide written notification to the bonding company to protect or increase the bonding. A copy of the written notification must be provided to Purchasing.

Option #3: **Consultant prepares** the Invitation to Tender using the Township's approved, standardized documents

- Under the direction of the Project Manager, Consultant is responsible to prepare the scope of work, specifications and other technical information necessary to prepare complete document(s) outlining the full requirements of the project.
- Township Project Manager assesses the work to determine risk factors – decides what form of security documentation is required
- Township Project Manager obtains contract number from Purchasing and provides to Consultant
- Township Project Manager sends final draft document to Purchasing for review prior to advertising or issuance to bidders
- If document is to be advertised, Consultant prepares advertisement in consultation with the Project Manager. Project Manager sends advertisement to Purchasing for placement on websites and/or newspapers
- Consultant sends final prepared documents to Purchasing for issuance to bidders
- Purchasing provides copy of final prepared documents to Project Manager
- Consultant, in consultation with Project Manager, prepares addendums for issuance to bidders by Purchasing
- Project Manager attends public openings conducted by Purchasing
- Consultant evaluates submissions and recommends award to Township Project Manager
- Township Project Manager ensures that proper and adequate budget funds are available
- Township Project Manager prepares reports to Council as necessary
- Township Project Manager prepares Contract Approval Form, obtains required authorizing signature, and submits to Purchasing
- Township Project Manager prepares Notice of Award letter and the Consultant prepares 3 copies of the contract and forwards to successful bidder for signature (Purchasing may complete if Project Manager so desires)
- Township Project Manager forwards 2 signed copies of contract (one for file; one for issuance to Contractor with purchase order) and security documents to Purchasing along with authorized requisition for issuance of purchase order
- Project Manager or Consultant, on Project Manager's advice, issues Notice to Proceed
- Township Project Manager monitors performance and deliverables
- Consultant, in consultation with Township Project Manager, prepares change orders and submits to Contractor
- If there is a scope of work change or value of agreement change, Project Manager submits executed copies of change order to Purchasing
- Both Township Project Manager and Consultant review and approve progress draws/invoices and Township Project Manager forwards to Accounts Payable (Note: when final invoice/draw is submitted, indicate "Final Payment" on invoice/draw)
- In the event that either the Township Project Manager or Consultant experiences performance issues with a Contractor/Consultant, the Township Project Manager will prepare a written notice to the Contractor/Consultant and provide copies to Purchasing for retention in centralized file system.

- If there is bonding on the project and if the scope of work increases or changes significantly or if there are major performance issues with the Contractor, the Project Manager or Consultant must provide written notification to the bonding company to protect or increase the bonding. A copy of the written notification must be provided to Purchasing.

Purchasing Department Responsibilities:

- Prepares documents as requested or reviews documents if prepared by others prior to being advertised or issued to bidders
- Provide documentation number for all Township competitive bid documents
- Advertise as required or as requested by Project Manager
- Issue documents to bidders
- Collect document fees
- Maintain bidders lists
- Issue addendums as required
- Receive submission documents, open and record
- Conduct public openings as required
- Provide compliancy and evaluation advice if requested or if Purchasing identifies inconsistencies in submissions
- Issue Notice of Award and contracts for signatures to successful bidder if requested by Project Manager
- Receive all security documentation as outlined in tender documents, and signed contracts from successful bidder
- Upon receipt of requisition issue purchase order to facilitate the financial system.
- Send original purchase order along with signed contract and bid bond to supplier
- Return all bid bonds to unsuccessful bidders
- Retain original files
- Retain written performance evaluations submitted by the Project Manager
- Receive change orders (signed by both parties) from Project Managers
- Adjust purchase orders and provide a copy to Accounts Payable
- Assist in troubleshooting as required

Township of Langley
Est. 1873

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

REQUESTS FOR QUOTATIONS

Purpose: The purpose of this procedure is to outline the process to obtain competitive bids via Requests for Quotation for goods, services and capital works authorized by Council through the budget approval process.

Authority: Director of Finance

Related Policies:
Procurement Policy

Project Manager's Responsibilities:

Verbal Quotations:

- **$1,500 to $15,000**
  - When reasonably possible, an employee may obtain by either verbal or written quotations a minimum of three (3) quotes from qualified suppliers. The employee may use Purchasing for obtaining quotes, if they so desire.
  - A scope of work risk assessment must be done to determine whether a verbal or written quotation is required and/or security (i.e. bonding, Letter of Credit).
  - A requisition must be forwarded to Purchasing along with the three quotations to initiate a purchase order.
  - When the scope of work involves risk or criteria variables, a formal written Request for Quotation must be issued to ensure complete details of work are provided to all suppliers.

Written Quotations:

Written quotations can be used when risk factors and complexity of goods and services are not deemed to be of a significant liability to the Township. Otherwise, a tender process should be considered.

- Perform a scope of work risk assessment to determine if security documentation required.
- If requested by Project Manager, provide Purchasing or Consultant the scope of work, specifications and other information necessary to prepare complete document(s) outlining the full requirements of the project.
- Provide RFQ documents to Purchasing for review if done by Consultant
- May issue documents to bidders after obtaining Purchasing's approval on documents
- Provide to Purchasing final document and list of bidders that have received the document
- Prepare addendums to RFQ and provide to Purchasing for issuance to bidders.
- Evaluate submissions and recommend award.
- Ensure that proper and adequate budget funds are available.
- Forward to Purchasing authorized requisition for issuance of purchase order.
- Monitor performance and deliverables.

- Prepare change orders and submit to Purchasing and Contractor (see Change Order section for detailed instructions)
- Review and approve progress draws/invoices and forward to Accounts Payable.
- In the event that the Project Manager experiences performance issues with a Contractor/Consultant, the Project Manager will prepare a written notice to the Contractor/Consultant and provide copies to Purchasing for retention in centralized file system.

Purchasing Department Responsibilities:

- Perform a scope of work risk assessment to determine whether a verbal or written quotation is required as per Methods of Acquisition and if security documentation required
- Prepare documents as required or review documents if prepared by others prior to issuing to bidders
- Provide RFQ document number for all Township competitive bid documents
- Advertise as required (optional)
- Issue documents to bidders if requested by Project Manager
- Retain bidder's lists
- Issue addendums as required
- Receive submission documents, open and record
- Provide compliancy and evaluation advice, if requested
- Receive all security documentation as outlined in quotation documents
- Award contract by means of issuance of a purchase order from an authorized requisition
- Retain original files
- Retain written performance evaluations submitted by the Project Manager
- Receive change orders (signed by both parties) from Project Managers, adjust purchase orders and copy Accounts Payable
- Assist in troubleshooting

Township of Langley
Est. 1873

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

CHANGE ORDERS

Purpose: The purpose of this procedure is to outline the process when a scope of work change occurs after the contract has been awarded which leads to an overall price change in the contract value. A change order protects both the Township and the Contractor from liability, ensuring that both parties obtain an understanding regarding the change to the scope of work.

Authority: Director of Finance

Related Policies: Procurement Policy

Project Manager's Responsibilities:

- Check to ensure budget funds are available before committing to any change orders
- When it is identified that there is a change in the scope of work in a project, it is incumbent upon the Project Manager to initiate a written change order identifying the change of work agreed upon by both parties
- Change order formats can be:
  - As identified in the contract documents (i.e. MMCD, CCDC) or
    - If using the MMCD or CCDC, the Project Manager must follow the change order procedures within that contract document
  - Township standard change order format
- Change order documents must be signed and dated by both parties
  - One duly executed change order to Purchasing
  - One duly executed change order to the Contractor
  - Copy retained by Project Manager
- If there is bonding on the project and if the scope of work increases or changes significantly, the Project Manager must provide written notification to the bonding company to protect or increase the bonding. A copy of the written notification must be provided to Purchasing.
- If Contract Status Requests are received from the bonding company, Project Manager completes and forwards a copy to Purchasing

Purchasing Department Responsibilities:

- Adjust purchase order with change orders that increase the scope of work or contract amount to allow for progress draws or payments
- Retain executed copy of change orders on contract file
- Retain copies of letters to bonding company on contract file

Limits to changes and adjustments (scope creep):

- Any cumulative or singular adjustment which create either a 20% or $25,000 increase (whichever is lower) requires Director's authorization
- Any cumulative or singular adjustment which create either a 30% or $50,000 increase (whichever is lower) requires Administrator's authorization

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

DIRECT AWARD

Purpose: The purpose of this procedure is to award to one specific supplier by forgoing the competitive bid process.

Authority: Township Purchasing Manager, Administrator and Township Council when direct award is over $100,000.

Related Policies:

- Procurement Policy
- Conflict of Interest Policy

A Direct Award may be considered under one or more of the following situations:

- where a Contractor has the unique qualifications or skills
- the project is a "follow-on" assignment that is most appropriately done by the original Contractor
- the time frame for delivery is very compressed and the tendering or RFP route would put the project well behind scheduling
- notwithstanding, the following process, in an emergency situation for contracts greater than $100,000, a report outlining the justification for the Direct Award must be submitted to Council as soon as possible

For Direct Awards in excess of $100,000 including net taxes:

Project Manager Responsibilities:

- Prepare a report to Council including the Basis of Award Form outlining the justification for the Direct Award
- If Direct Award was due to unique qualifications or skills rationale and when approval has been given by Council, post a Notice of Intent (sample attached) on the Township's website, indicating a time frame for all objections to be received, prior to any award being made to allow for any objections from the supplier community to be received and addressed
- After the time frame indicated has lapsed and no legitimate objections have been received, the Notice of Award can be issued
  - If legitimate objections are received, then the competitive bid process is to proceed
- Forward all copies of contracts and authorized requisitions to Purchasing for issuance of purchase order

For Direct Awards under $100,000 including net taxes:

Project Manager Responsibilities:

- Prepare a Basis of Award Form outlining the justification for the Direct Award, obtain Director's signature, and submit to Purchasing Manager for concurrence
  - Where concurrence has been given by Purchasing Manager, Purchasing will process the direct award
  - Where concurrence is not granted by Purchasing Manager, the Direct Award will require the Administrator's approval

SAMPLE DOCUMENT ONLY

[Date]

TOWNSHIP OF LANGLEY
[Division]

NOTICE OF INTENT TO CONTRACT

Notice is hereby given by the Township of Langley [Division] of intent to contract with [insert name of intended vendor] for [insert title of work] relating to:

- [Insert description]

The total value of the contract will not exceed $_____. The contract will cover the period from [insert dates].

The Township of Langley has chosen not to tender this contract for the following reasons [be specific]:

1. Unique experiences in the marketplace with respect to the Work.

2. Time is of the essence.

Vendors wishing to object to this decision should contact [insert name, title, and division], by fax at [insert number], or telephone at [insert number] **on or before [insert time and date], presenting specific reasons for their objections.** Vendor ability to offer the same level of service at a lower cost in the same time frame will be the key criteria with regard to the consideration of the vendor objections.

[insert contact name, title, and division]
Township of Langley

Township of Langley
Est. 1873

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

EXPRESSIONS OF INTEREST AND/OR PREQUALIFICATIONS

Purpose: The purpose of this procedure is to outline the process to obtain information and qualifications to pre-qualify suppliers/Contractors/Consultants to bid by invitation only on Township projects.

This procedure may be utilized to create a list of pre-qualified Consultants that may be invited to submit proposals for professional services. Advertising for expression of interest and/or pre-qualifications will be done once every two years.

Authority: Director of Finance

Related Policies:

- Procurement Policy
- Conflict of Interest Policy

Recommendation:
It could be beneficial for Departments to assess their upcoming projects and advertise at least once every two years to pre-qualify Consultants/Contractors for specific disciplines. This will shorten the RFP or tendering process by enabling the Project Manager to invite only the companies that have been pre-qualified.

Project Manager Responsibilities:

- Prepare the advertisement or document – may obtain assistance from Purchasing Department, if Project Manager so desires
  - Document must state:
    - brief description of project and/or services that may be required
    - what disciplines are required
    - effective period, i.e. 6 months, 1 year, 2 years, etc. that the pre-qualifications will be in effect
    - submission closing date and time
    - submissions must be addressed to Purchasing
- Submit document to Purchasing to advertise
- Team of at least 3 people evaluate submissions (Purchasing does not necessarily have to be part of the team) to determine successful applicants
  - Check references of possible successful proponents
  - Evaluation sheets from all team members to be submitted to Purchasing
- Assess Consultant's performance and provide written notice of non-performance to Consultant and copy to Purchasing

Purchasing Department Responsibilities:

- Prepare the advertisement or document, if required by Project Manager, from submitted profiles provided by Project Manager
  - Advertise using appropriate mediums
  - If requested by Project Manager, will assist in evaluating the submissions
  - Receive and record all submissions
  - Retain file and evaluation sheets
  - Maintain written Consultant non-performance documentation

There are no monetary limits associated with this process.

There are no legal commitments created by this process.

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

PURCHASE ORDER EXCEPTIONS (special category)

Purpose: The purpose of this procedure is to identify expenditures not requiring a purchase requisition or purchase order

Authority: Preauthorized purchasing limit authorities as set by divisional Director

Related Policies or Guidelines:

- Procurement Policy
- Petty Cash Guideline (see Accounting Operations)
- Employee Training and Development HR Policy

Exceptions:

- **Acquisition of Goods from $0 - $1,500**
  - Small dollar purchases of goods up to $1,500 that are not covered under existing contracts or standing orders. Where direct payment to supplier is required (i.e. not on Purchasing Card), invoices/receipts with an authorized signature and an account number must be submitted to Accounts Payable for payment.

- **Training and Education**, such as:
  - Courses payments/reimbursements
  - Conventions/conferences
  - Memberships or dues
  - Seminars
  - Periodicals/magazines/subscriptions
  - Staff training/development/workshops/speakers (includes food services when acquired in conjunction with above)

- **Special Events**, limited to:
  - Council functions
  - Annual appreciation dinners, such as Douglas Day, employee and volunteer appreciation/recognition events
  - Grand openings
  - Museum honorariums

- **Refundable Employee Expenses**, such as:
  - Travel expenses, such as meals, parking, hotel, airlines
  - Vehicle mileage allowance
  - Advances

- **Utilities**, such as:
  - Postage
  - Hydro
  - Gas
  - Telephone service charges
  - Cable television charges
  - Courier service charges
  - Cellular telephone charges
  - GVRD and GVS & DD, and FVRD charges
  - CP and CN Railway cost sharing charges

- **General Expenses**, such as:
  - Payroll remittances
  - Medical and dental expenses and other approved benefits
  - Licences (vehicles, elevators, radios, etc.)
  - Debt payments
  - Payments of damages
  - Operating grants and approved Council grants
  - Tax remittances
  - Charges to or from other government bodies or Crown Corporations
  - Advertising, including recruitment advertising costs
  - Real property including land, buildings, leasehold interests, easements, rights-of-way, encroachments and licenses
  - Bank charges
  - Hall rentals

- **Professional Services**
  - Legal services
  - Arbitrators
  - Witness fees
  - Any and all services that may contain confidential information regarding Township employees, i.e. Employee Assistance Program, Employee Wellness

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

EMERGENCY PURCHASES

Purpose: The purpose of this procedure is to define an emergency situation and the process required to obtain goods or services during an emergency situation.

Authority: Staff members involved in an emergency situation

Related Policies:

Procurement Policy

Definition of an emergency situation:

A situation where the immediate acquisition of goods or services is essential to provide community service; prevent serious delays, injury, or further damage; or restore or maintain service.

Method of Procurement:

The procurement process allows for the usual competitive acquisition rules to be suspended due to the prevailing emergency circumstances.

Normal Business Hours:

If an emergency occurs during normal working hours, staff will contact the Purchasing Manager or the Purchasing staff to issue a purchase order number verbally without following the normal procedures of initiating a Requisition. Approved requisition(s) with backup, if available, complete with account codes will be forwarded to the Purchasing Department as soon the emergency has subsided.

Non-Business Hours:

If an emergency occurs during non-business hours, the goods and/or services will be obtained by the Department(s) involved in the emergency. Approved requisition(s) with backup, if available, complete with account codes will be forwarded to the Purchasing Department as soon the emergency has subsided.

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

HIRED EQUIPMENT

Purpose: The purpose of this procedure is to outline the method of obtaining hired equipment services.

Authority: Director of Finance

Related Policies: Procurement Policy

Department Responsibilities:

- In writing, inform Purchasing Department of possible hired equipment requirements for the upcoming year
- Utilize the Qualified Contractor's List when calling forward for hired equipment
- Department **MUST** call out in order as noted on the Qualified Contractor's List
- If a Standing Order is in place as noted on the Qualified Contractor's List, invoices are approved and forwarded to Accounts Payable for payment
- If no Standing Order is in place, an approved requisition will be submitted to Purchasing to generate a purchase order prior to work proceeding; approved invoices are forwarded to Accounts Payable for payment
- Assess operator and equipment performance and provide written notice of non-performance to Contractor and copy to Purchasing
- **Must maintain confidentiality of information contained on Qualified Contractor List**

Purchasing Department Responsibilities:

- Obtain Department's possible hired equipment requirements for the upcoming year
- On an annual basis, advertise for Contractors to submit rates for rental equipment and operators
- Receive and maintain responses from Contractors, including surety documents, vehicle insurance, public liability insurance, WCB coverage, vehicle inspection reports
- Generate and provide a prioritized Qualified Contractor List for callout by the Departments – list is prioritized by submitted rates
- Accept and update additions to the Qualified Contractor List if submitted during the year
- Issue Standing Orders for successful Contractors
- Maintain electronic Standing Order List on Township's Staff Connections
- Maintain written Contractor/equipment non-performance documentation

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

SURPLUS EQUIPMENT/RCMP CONFISCATED GOODS

Purpose: The purpose of this procedure is to provide instruction regarding disposal of surplus municipal assets and RCMP confiscated goods.

Authority: Director of Finance

Related Policies:

- Procurement Policy
- Community Charter Regulations
- Conflict of Interest Policy

Employee Responsibility

- Inform Purchasing in writing of items to be disposed of and its condition

Purchasing Department Responsibilities:

Surplus Municipal Equipment

- Obtain list of items to be disposed of from department.
- Determine best method of disposal:
    - auction
    - solicited offers
    - negotiated sales
    - transfer to another department
    - transfer to another government agency

RCMP Confiscated Goods and Found Bikes

- Dispose by public auction after all the terms of the Community Charter have been satisfied.

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

STANDING ORDER AGREEMENTS

Purpose: The purpose of this procedure is to outline the process for creating and using Standing Order Agreements.

Authority: Director of Finance

Related Policies:

- Procurement Policy
- Conflict of Interest Policy

Employee Responsibilities:

When **requesting** a standing order be generated:

- check the standing order list (posted on the intranet under Purchasing), to determine if a standing order already exists and if your name or department/division appears as an authorized user
- recommend to Purchasing the issuance of specific Standing Order Agreements for low-dollar, repetitive items
- provide Purchasing with a written, authorized requisition including the following information:
  - identification of goods or services
  - estimate of quantity of goods or services
  - the period of effect for the standing order, if applicable
  - who is authorized to purchase against the standing order

When **acquiring** goods and services against a standing order:

- check the standing order list for the name of the supplier and the expiration date of the standing order agreement
- when a standing order exists, an approved user is not required to generate any further requisitions to Purchasing
- staff must quote the standing order number to the supplier so that the number appears on the invoice
- only goods or services identified on the standing order can be purchased by this means
- invoices must be coded, approved, and forwarded to Accounts Payable for payment against the standing order

Purchasing Department Responsibilities:

- identify low-value and/or repetitively purchased goods or services
- invite competitive bids or negotiate pricing discounts for the establishment of a standing order
- determine if the standing order will be issued for the use of only one department or corporate wide
- provide supplier with a purchase order outlining the terms, conditions and expiry date of the standing order
- maintain a current standing order agreement list housed on the intranet under Purchasing
- notify requestor in advance of standing order agreement expiration date

Note:

- A standing order may be revoked or withdrawn at anytime by the supplier. Therefore, it is important to always check the standing order list for up to date information
- Individual contracts are created each time an end user purchases against a standing order agreement

PROCUREMENT POLICY - ADMINISTRATIVE

Division: Finance **Revised Date: April 12, 2006**

POLICY CHANGE PROCESS

Purpose: The purpose of this procedure is to outline the process for proposing changes to this policy.

Authority: Township Administrator

Employee Responsibility

- Inform Purchasing in writing of suggested changes to the policy including the justification/benefit of change

Purchasing Department Responsibilities:

- Receive and review all written suggested changes to the policy
- As deemed necessary, discuss suggested changes with the Township Administrator who will decide if changes are valid and can be implemented immediately or will need to be deliberated at the Township's Senior Management Team
- Respond in writing to the employee providing direction taken
- Purchasing will make staff aware of impending changes via Staff Connections, allowing staff time to provide written input to Purchasing prior to implementation date
- After staff input has been received, Purchasing discusses input received with the Township Administrator who will decide if implementation will proceed or if the staff feedback needs to be discussed with Senior Management Team