



MINUTES OF A REGULAR COUNCIL MEETING

Monday, November 3, 2025

7:00 p.m.

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

- Present:
- Mayor Pachal
 - Councillor Albrecht
 - Councillor James (via video conference)
 - Councillor Mack
 - Councillor Solyom
 - Councillor Wallace
 - Councillor White
- Staff Present:
- F. Cheung, Chief Administrative Officer
 - G. Flack, Deputy Chief Administrative Officer
 - R. Beddow, Deputy Director of Development Services
 - A. Chang, Director of Financial Services
 - J. Filkov, Manager of Financial Planning and Reporting
 - K. Hilton, Director of Recreation, Culture and Community Services
 - C. Johannsen, Director of Development Services
 - S. Kennedy, Fire Chief
 - K. Kenney, Corporate Officer
 - P. Kusack, Deputy Corporate Officer
 - A. Metalnikov, Senior Planner
 - D. Pollock, Director of Engineering, Parks and Environment

1. **LAND ACKNOWLEDGEMENT**

Mayor Pachal acknowledged that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. **ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the November 3, 2025 regular agenda be adopted as circulated

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the agenda be amended by removing Item 6.a.1. Adoption of October 20, 2025 Regular Meeting Minutes and the October 27, 2025 Special Meeting

Minutes under Item 6.a.3. Adoption of Special Meeting Minutes from October 14, 20 and 27, 2025.

CARRIED

THE QUESTION WAS CALLED on adoption of the agenda as amended and it was

CARRIED

3. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

- a. Bylaw 3315 - Financial Plan 2025 - 2029 Bylaw Amendment (various amendments)

Alex Chang, Director of Financial Services advised of the purpose of Bylaw 3315 - Financial Plan 2025 - 2029 Bylaw Amendment.

The Corporate Officer advised that no correspondence had been received in relation the bylaw.

Opportunity for Public Input

Mayor Pachal invited public input on the bylaw.

There were no speakers.

4. COMMITTEE OF THE WHOLE - RISE AND REPORT

It was MOVED and SECONDED

THAT the Committee rise and report.

CARRIED

5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

- a. Bylaw 3315 - Financial Plan 2025 - 2029 Bylaw Amendment (various amendments)

Final reading of a bylaw to amend the 2025 - 2029 Financial Plan.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2025 - 2029 Bylaw, 2025, No. 3308, Amendment No. 1, 2025, Bylaw No. 3315" be read a final time.

CARRIED

6. CONSENT AGENDA

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes

1. *Removed from Agenda*

2. Special (Pre-Closed) Meeting Minutes from October 20, 2025

THAT the minutes of the special (pre-closed) meeting held on October 20, 2025 be adopted as circulated.

3. Special Meeting Minutes from October 14 and 20, 2025

THAT the minutes of the special meetings held on October 14 and 20, 2025 be adopted as circulated.

- b. Correspondence

1. Langley City - Advocacy to Bring HandyDART in House

Response from TransLink Board

2. Provincial Response to 2024 City of Langley Resolutions endorsed by the Union of BC Municipalities (UBCM)

Union of BC Municipalities

CARRIED

7. ADOPTION OF THE MINUTES

See Consent Agenda

8. DELEGATIONS

a. Youth Substance Prevention Advocacy - Data Sharing Request

Carlene Lucke, CEO / Founder, LuckeLife Society, addressed Council to provide information on the Society's Legacy Blueprint program which utilizes data informed strategies to provide trauma informed mental health services to the community and how the Society's mission aligns with the City's strategic goals to integrate a holistic approach to community safety and fostering a vibrant, healthy community for all residents.

Ms. Lucke proposed a formal strategic partnership between LuckeLife Society and the City to leverage their data and their strategy to build a unified community plan in collaboration with the City and engagement with Langley business partners, requesting Council direct staff to meet with the society and formally establish a set of deliverables for the proposed community plan.

It was MOVED and SECONDED

THAT the Manager of Strategic Initiatives and Social Planning meet with the LuckeLife Society.

CARRIED

9. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

November 17, 2025

December 1, 2025

b. Council Advisory Bodies Update

Councillor Wallace advised of an Energy Savings Workshop to be held November 4th at the Langley City Library.

10. BYLAWS

- a. Proposed Pharmacy Separation Regulation Amendment for 20334 56 Avenue

Report dated: October 20, 2025
From: Planning Assistant II

It was MOVED and SECONDED

THAT the report dated October 20, 2025 and titled Proposed Pharmacy Separation Regulation Amendment for 20334 56 Avenue be received for information.

CARRIED

1. Bylaw 3322 - Zoning Bylaw Amendment No. 221

First and second reading of a bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to exempt one property from the 400-metre spacing requirement between pharmacies.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 221, 2025, No. 3322" be read a first and second time.

CARRIED

- b. Official Community Plan Amendment Bylaw No. 3319 – Public Consultation & Adoption Requirements (OCP Updates Related to New Zoning Bylaw)

Report dated: October 29, 2025
From: Director of Development Services

It was MOVED and SECONDED

THAT Council:

1. Direct staff to send copies of Official Community Plan Amendment Bylaw No. 3319 (OCP Updates Related to New Zoning Bylaw) to the following organizations and authorities for consultation prior to holding a public hearing on November 17, 2025 in consideration of the requirements set out in Section 475 of the *Local Government Act*.

Katzie First Nation

Kwantlen First Nation

Matsqui First Nation

Semiahmoo First Nation

City of Surrey

Township of Langley

Metro Vancouver

School District No. 35

TransLink

2. Consider Official Community Plan Amendment Bylaw No. 3319 in conjunction with the 2025-2029 Financial Plan Bylaw No. 3308 and the regional liquid and solid waste management plans in accordance with Section 477 (3) of the *Local Government Act*.

CARRIED

1. Bylaw 3319 - Official Community Plan Amendment Bylaw

First and second reading of a bylaw to amend the Official Community Plan bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Official Community Plan Bylaw, 2021, No. 3200, Amendment No. 2, 2025, No. 3319" be read a first and second time.

CARRIED

c. Bylaw 3300 - Zoning Bylaw

First and second reading of the City's new Zoning Bylaw.

It was MOVED and SECONDED

THAT the bylaw cited as "City of Langley Zoning Bylaw, 2025, No. 3300" be read a first and second time.

CARRIED

11. **ADMINISTRATIVE REPORTS**

a. Yard Waste Pilot Project Update

Report dated: October 29, 2025

From: Director of Engineering, Parks & Environment

It was MOVED and SECONDED

1. THAT the Yard Waste Pilot Project be extended to November 30, 2025.
2. THAT staff be directed to collate the data from the Yard Waste Pilot Project, which ends on October 31, 2025, and report back to Council on potentially incorporating the excess yard waste collection into the Solid Waste and Organics Collection Contract on a permanent basis, including levels of service as well as associated costs.

Staff responded to questions from council members.

THE QUESTION WAS CALLED and the motion was

CARRIED

12. OTHER BUSINESS

a. Motions/Notices of Motion

1. 2026 Fraser Valley Regional Library Board Appointment

It was MOVED and SECONDED

THAT Councillor Rosemary Wallace be appointed to the Fraser Valley Regional Library Board for 2026; and

THAT Councillor Delaney Mack be appointed as an alternate.

CARRIED

2. 2026 Metro Vancouver Board Appointment

It was MOVED and SECONDED

THAT Councillor Paul Albrecht be appointed to the Metro Vancouver Board of Directors for 2026; and

THAT Councillor Rosemary Wallace be appointed as an alternate.

BEFORE THE QUESTION WAS CALLED Council discussion took place.

THE QUESTION WAS CALLED and the motion was

CARRIED

Opposed: Councillor Mack

3. Annual Cost of Consulting Contracts in the City – Councillor Mack

The motion did not receive a seconder

THAT Council direct staff to present Council with a detailed breakdown of all consulting contracts and their purpose, including utilization by department, paid in 2023, 2024 and 2025 YTD; and

THAT Council direct staff to present Council with a detailed breakdown of all anticipated consulting expenditures and their purpose, including anticipated expenditures by department, included in the 2026 Financial Plan; and

THAT Council direct staff to present this information in a Regular Meeting of Council, prior to the Regular Meeting of Council where 1st and 2nd Readings of the 2026 Financial Plan will be considered.

4. Yard Waste Collection Pilot Extension – Councillor Mack

Motion withdrawn

5. Grass Restoration and the Chafer Beetle - Councillor Mack

It was MOVED and SECONDED

WHEREAS city grass across the community have been decimated by hungry raccoons and crows, on the hunt for juicy chafer beetle grubs; and

WHEREAS several residents have expressed concerns to me over the extended period of time that grass has been in disarray; and

WHEREAS there are ways to mitigate the impacts of the chafer beetle;

THEREFORE BE IT RESOLVED that Council direct staff to provide council with a report outlining strategies to eradicate chafer beetle grubs from city grass; and

THAT Council direct staff to report back to Council regarding the required capital (if needed) to repair the damaged city grass, as well as a timeline to restore it to its prior state; and

THAT Council direct staff to present this information in a Regular Meeting of Council, prior to the Regular Meeting of Council where 1st and 2nd Readings of the 2026 Financial Plan will be considered.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be amended to read as follows:

WHEREAS City maintained grass across the community has been decimated by raccoons and crows, on the hunt for chafer beetle grubs; and

WHEREAS several residents have expressed concerns to a member of Council over the extended period of time that grass has been in disarray; and

WHEREAS there are ways to mitigate the impacts of the chafer beetle;

THEREFORE BE IT RESOLVED that Council direct staff to provide council with a report outlining strategies to eradicate chafer beetle grubs from city grass; and

THAT Council direct staff to report back to Council regarding the required capital (if needed) to repair the damaged city grass, as well as a timeline to restore it to its prior state; and

THAT Council direct staff to present this information in a Regular Meeting of Council, prior to the Regular Meeting of Council where 1st and 2nd Readings of the 2026 Financial Plan will be considered.

CARRIED

It was MOVED and SECONDED

THAT the foregoing motion be referred to the Environmental Sustainability Committee.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the referral motion be amended to refer only the first resolved clause of the foregoing motion to the Environmental Sustainability Committee.

DEFEATED

Opposed: Mayor Pachal, Councillor Albrecht, James, Wallace, and White

THE QUESTION WAS CALLED on the referral motion and it was

CARRIED

The motion reads in its entirety as follows:

“THAT the following motion be referred to the Environmental Sustainability Committee:

WHEREAS City maintained grass across the community has been decimated by raccoons and crows, on the hunt for chafer beetle grubs; and

WHEREAS several residents have expressed concerns to a member of Council over the extended period of time that grass has been in disarray; and

WHEREAS there are ways to mitigate the impacts of the chafer beetle;

THEREFORE BE IT RESOLVED that Council direct staff to provide council with a report outlining strategies to eradicate chafer beetle grubs from city grass; and

THAT Council direct staff to report back to Council regarding the required capital (if needed) to repair the damaged city grass, as well as a timeline to restore it to its prior state; and

THAT Council direct staff to present this information in a Regular Meeting of Council, prior to the Regular Meeting of Council where 1st and 2nd Readings of the 2026 Financial Plan will be considered.”

6. City Sanitation – Councillor Mack

It was MOVED and SECONDED

WHEREAS I have received regular complaints regarding the quantity of trash strewn about the city; and

WHEREAS I perceive that there is more garbage littering the sidewalks and public spaces recently; and

WHEREAS garbage littering our public spaces has the potential to affect community pride, resident morale, and negatively impact how our community is perceived by visitors;

THEREFORE BE IT RESOLVED that Council direct staff to provide council with a report outlining our overall current sanitation strategy to facilitate timely clean up of trash in city parks, public spaces and along sidewalks.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be amended to read as follows:

WHEREAS a Council member has received regular complaints regarding the quantity of trash strewn about the city; and

WHEREAS it is perceived that there is more garbage littering the sidewalks and public spaces recently; and

WHEREAS garbage littering our public spaces has the potential to affect community pride, resident morale, and negatively impact how our community is perceived by visitors;

THEREFORE BE IT RESOLVED that Council direct staff to provide council with a report outlining the City’s overall current sanitation

strategy to facilitate timely clean up of trash in city parks, public spaces and along sidewalks.

CARRIED

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be referred to the Environmental Sustainability Committee, the Arts, Recreation, Culture and Heritage Committee, and the Joint School Board #35/ Municipal Liaison Committee.

CARRIED

Opposed: Councillor Mack

The motion reads in its entirety as follows:

“THAT the following motion be referred to the Environmental Sustainability Committee, the Arts, Recreation, Culture and Heritage Committee, and the Joint School Board #35/ Municipal Liaison Committee:

WHEREAS a Council member has received regular complaints regarding the quantity of trash strewn about the city; and

WHEREAS it is perceived that there is more garbage littering the sidewalks and public spaces recently; and

WHEREAS garbage littering our public spaces has the potential to affect community pride, resident morale, and negatively impact how our community is perceived by visitors;

THEREFORE BE IT RESOLVED that Council direct staff to provide council with a report outlining the City’s overall current sanitation strategy to facilitate timely clean up of trash in city parks, public spaces and along sidewalks.”

7. Establishing Langley City as a Heart and Hearth Community - Mayor Pachal

It was MOVED and SECONDED

THAT the Mayor be authorized to send correspondence, on behalf of Council to the Minister of Housing and Municipal Affairs to inquire as to next steps the City could take toward establishing Langley City as a HEART and HEARTH community, in particular, proceeding with a Memorandum of Understanding between Langley City and the Province.

CARRIED

13. **CORRESPONDENCE**

See Consent Agenda

14. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:25 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER