



MINUTES OF A REGULAR COUNCIL MEETING

Monday, December 8, 2025

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

Mayor Pachal
Councillor Albrecht
Councillor James (via videoconference)
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present:

F. Cheung, Chief Administrative Officer
G. Flack, Deputy Chief Administrative Officer
A. Chang, Director of Financial Services
C. Daum, Acting Director of Recreation, Culture and Community Services
J. Filkov, Manager of Financial Planning and Reporting
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
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 December 8, 2025 regular agenda be adopted as circulated.

CARRIED

3. CONSENT AGENDA

It was MOVED and SECONDED

THAT the following items be approved:

a. Adoption of Minutes

1. Regular Meeting Minutes from December 1, 2025

THAT the minutes of the regular meeting held on December 1, 2025 be adopted as circulated.

2. Public Hearing Minutes from December 1, 2025

THAT the minutes of the public hearing held on December 1, 2025 be adopted as circulated.

b. Bylaws

1. Bylaw 3319 - Official Community Plan Amendment Bylaw

Final reading of a bylaw to amend the Official Community Plan bylaw.

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

2. Bylaw 3325 - Waterworks Regulation Bylaw Amendment (fees)

Final reading of a bylaw to amend fees in the Waterworks Regulation Bylaw.

THAT the bylaw cited as "Waterworks Regulation Bylaw, 2004, No. 2550, Amendment No. 28, 2025, No. 3325" be read a final time.

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

January 12, 2026
January 26, 2026

b. Council Advisory Bodies Update

6. BYLAWS

a. Bylaw 3326 - Intermunicipal Business License Bylaw Amendment

First, second and third reading of a bylaw to amend the Inter-Municipal Business License Bylaw (the addition of health care professional or health care service provider who provide services by visiting clients in their homes).

It was MOVED and SECONDED

THAT the bylaw cited as City of Langley Inter-Municipal Business License Bylaw, 2023, No. 3246, Amendment No. 1, 2025, Bylaw No. 3326" be read a first, second and third time.

CARRIED

b. Bylaw 3324 - Solid Waste Bylaw Amendment (fees)

First, second and third reading of a bylaw to amend fees in the Solid Waste bylaw.

MOTION BACK ON THE FLOOR (Motion was deferred on Dec. 1):

THAT the bylaw cited as "Solid Waste Bylaw, 2016, No. 2991, Amendment No. 9, 2025, No. 3324" be read a first, second and third time.

BEFORE THE QUESTION WAS CALLED Council discussion took place and staff responded to questions from Council.

THE QUESTION WAS CALLED and the motion was

CARRIED

c. Bylaw 3318 - 2026-2030 Financial Plan Bylaw (Budget)

Third reading of a bylaw to adopt the Financial Plan for 2026 - 2030.

It was MOVED and SECONDED

THAT the bylaw cited as "Financial Plan 2026 – 2030 Bylaw, 2025, No. 3318" be read a third time.

BEFORE THE QUESTION WAS CALLED Council discussion took place.

It was MOVED and SECONDED

THAT Council allocate the necessary amount from anticipated surpluses to reduce the overall property tax increase to 4.82 percent.

BEFORE THE QUESTION WAS CALLED on the amendment, Council discussion took place.

THE QUESTION WAS CALLED on the amendment, and it was

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, and Wallace

BEFORE THE QUESTION WAS CALLED further Council discussion took place.

It was MOVED and SECONDED

THAT third reading of Bylaw 3318 be deferred until such a time that staff have been able to present Council with a graph showing the regional comparison for median resident income levels compared to municipal tax rate and a bar graph showing the regional comparison of mill rates applied to a home with the same assessed value.

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, and Wallace

It was MOVED and SECONDED

THAT third reading of Bylaw 3318 be deferred until such a time that staff have presented Council with the anticipated operational cost increases associated with the new RCMP agreements which can be anticipated to compound with the tax increase for next year and next Council if not included in this year's budget.

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, and Wallace

It was MOVED and SECONDED

THAT Bylaw 3318 be amended by directing staff to include approximately \$22,000 of capital funding for the installation of picture communication boards in city parks within the city.

BEFORE THE QUESTION WAS CALLED on the amendment, Council discussion took place.

THE QUESTION WAS CALLED and the amendment was

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, Wallace, and White

It was MOVED and SECONDED

THAT Bylaw 3318 be amended by directing staff to include capital funding necessary to improve accessibility at the entrance to Nicomekl Trail and at 201A and 50th Avenue.

BEFORE THE QUESTION WAS CALLED Council discussion took place.

THE QUESTION WAS CALLED and the amendment was

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, Wallace, and White

It was MOVED and SECONDED

THAT Bylaw 3318 be amended to remove Item GG11 Invest Langley City (\$205,500).

DEFEATED

Opposed: Mayor Pachal, Councillors Albrecht, James, Solyom, Wallace, and White

The following proposed motion was not seconded:

THAT Bylaw 3318 be amended by redirecting the capital allocation for Item GG12 Innovation District Marketing (\$35,000) to a new budget Item FD12 PFAS free turnout gear.

The following proposed motion was not seconded:

THAT Bylaw 3318 be amended by altering the planned improvements to run from HD Stafford east instead of from 203 to 205th for Item E21 Grade Crescent 203 to 205 MUP (\$3,001,540).

BEFORE THE QUESTION WAS CALLED further Council discussion took place.

THE QUESTION WAS CALLED on third reading of the bylaw cited as "Financial Plan 2026 – 2030 Bylaw, 2025, No. 3318" and it was

CARRIED

Opposed: Councillors Mack and White

d. Bylaw 3322 - Zoning Bylaw Amendment No. 221

Third and final 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.

Mayor Pachal advised that third reading and final readings of Bylaw 3322 would be considered separately as staff had a proposed amendment to bring forward for Council's consideration.

It was MOVED and SECONDED

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

BEFORE THE QUESTION WAS CALLED, staff spoke to the explanatory memo.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 221, 2025, No. 3322" be amended in Section 2.1 to add the following wording to the second clause:

“with a maximum floor area of 100 square metres.”

CARRIED

BEFORE THE QUESTION WAS CALLED, staff responded to questions from Council.

THE QUESTION WAS CALLED on third reading, as amended, of the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 221, 2025, No. 3322" and it was

CARRIED

IT was MOVED and SECONDED

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

CARRIED

It was MOVED and SECONDED

THAT Council direct staff to require the pharmacy to have the same operating hours as the medical clinic.

CARRIED

e. Bylaw 3323 - Fees & Charges Bylaw Amendment

Rescind third reading; amend bylaw to remove Schedule 16; third reading as amended: of a bylaw to add fees and charges for various services offered by the City of Langley.

It was MOVED and SECONDED

THAT third reading of the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 37, 2025, No. 3323" be rescinded.

CARRIED

It was MOVED and SECONDED

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 37, 2025, No. 3323" be amended by removing "Schedule 16 - Tree Protection and Management Application Fees" from the bylaw.

CARRIED

It was MOVED and SECONDED

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 37, 2025, No. 3323" be read a third time, as amended.

CARRIED

7. OTHER BUSINESS

- a. Motions/Notices of Motion

8. CORRESPONDENCE

See Consent Agenda

- a. Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 City of Surrey (6480 - 152 Street)

Metro Vancouver

It was MOVED and SECONDED

THAT the correspondence from Metro Vancouver entitled, "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1429, 2025 City of Surrey (6480 - 152 Street)" be referred to staff for comment and submission to Metro Vancouver.

CARRIED

Opposed: Councillor Mack

9. ADJOURNMENT

IT was MOVED and SECONDED

THAT the meeting adjourn at 8:24 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER