

CITY OF
LANGLEY



EXPLANATORY MEMO

ROAD CLOSURE BYLAW NO. 3311, 2025

The purpose of Bylaw No. 3311 is to remove the dedication of highway and to close the portion of road (94.1 square metres) right-of-way located adjacent and to the east of 4505-4525 200A Street as the City intends to sell the property and the road is no longer required.



ROAD CLOSURE BYLAW NO. 3311, 2025

A bylaw to close and remove the dedication of a portion of highway located adjacent and to the east of 4505-4525 200A Street.

WHEREAS, pursuant to Section 40 of the *Community Charter*, Council may, by bylaw, close all of a highway to traffic and remove the dedication of the highway if, prior to adopting the bylaw, Council publishes notice of its intention in a newspaper and at its public notice posting place, and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS the Council of the City of Langley deems it expedient to close to traffic and remove the dedication of highway from the public highway comprising 94.1 square metres, created by the deposit of Plan EPP149610 which area is shown outlined in bold black on Schedule "A" - Reference Plan of Closed Road EPP149610;

AND WHEREAS the City of Langley has published notice of its intention to close that portion of highway to traffic and to remove its dedication as highway, has delivered notice to the operators of utilities whose transmission or distribution facilities or work Council considers will be affected, and has provided an opportunity for persons who consider they are affected by the closure and disposition to make representations to Council;

NOW THEREFORE the Council of the City of Langley in open meeting assembled enacts as follows:

1. Title

- (1) This bylaw shall be cited as the "Road Closure Bylaw No. 3311, 2026".

2. Authorization and Road Closure

- (1) Attached to this Bylaw as Schedule "A" and forming part of this Bylaw is a copy of the reference plan of highway closure EPP149610 prepared by South Fraser Land Surveying Ltd. completed on the 8th day of January, 2026 and checked on the 27th day of January, 2026 (the "Road Closure Plan");

- (2) The City hereby authorizes the closure to traffic and removal of highway dedication of the 94.1 square metre portion of highway created by the deposit of Plan EPP149610, labeled "Parcel A Closed Road" on the Road Closure Plan (the "Closed Road").
- (3) On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the New Westminster Land Title Office, the Closed Road is closed to public traffic, it shall cease to be public highway, and its dedication as a highway is cancelled.
- (4) The Mayor and Corporate Officer are authorized to execute all deeds of land, plans, and other documentation necessary to effect this road closure.

READ A FIRST, SECOND AND THIRD TIME this ninth day of February, 2026.

OPPORTUNITY FOR PUBLIC COMMENT this -- day of -----, 2026.

FINALLY ADOPTED this -- day of -----, 2026.

MAYOR

CORPORATE OFFICER

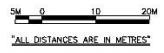
SCHEDULE "A"

REFERENCE PLAN OF CLOSED ROAD EPP149610

PLAN EPP149610

REFERENCE PLAN TO ACCOMPANY THE CITY OF LANGLEY HIGHWAY DEDICATION
CANCELLATION BYLAW No. 3311 OF PART OF ROAD DEDICATED ON PLAN 49277
SECTION 35 TOWNSHIP 7 NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 120 LAND TITLE ACT
PURSUANT TO SECTION 40 COMMUNITY CHARTER
"FOR ROAD CLOSURE PURPOSES"
BCGS MAP SHEET 92G.007

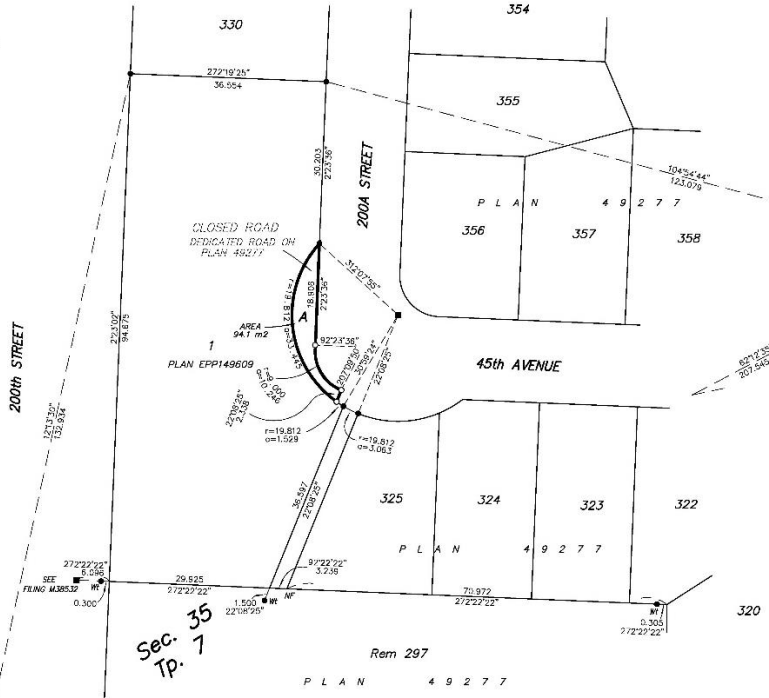


The intended plot size of this plan is 432mm in height
by 560mm in width (C size) when plotted at a scale of 1:500

LEGEND

- Standard Iron Post Found
- Standard Iron Pile Found
- Dactos Lead Plug Found
- ⊙ Control Monument Found
- NF Dactos Nailing Found
- WF Dactos Witness
- (c) Dactos Calculated

NOTE:
This plan shows one or more witness posts
which are not set on the true corner(s).
Witness engravered for clarity.



UTM ZONE 10 NORTH COORDINATES
DATA: NAD83(CSRS) 4.0.0.0.1 MVRD
NORTHING: 5459606.362
EASTING: 524360.561
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: ± 0.02
COMBINED FACTOR: 0.6996037

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BOOK OF REFERENCE		
DESCRIPTION	PLAN	AREA
PART OF ROAD SECTION 35 TOWNSHIP 7	49277	94.1 m ² A

**INTEGRATED SURVEY AREA NO. 45, CITY OF LANGLEY
NAD83(CSRS) 4.0.0.0.1 MVRD**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 79H445 AND 87H2601

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY
ACHIEVED HAVE BEEN DERIVED FROM THE MASSOY PUBLISHED COORDINATES AND
STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 79H445 AND 79H442

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES.
MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE
COMBINED FACTOR OF 0.6996037 WHICH HAS BEEN DERIVED
FROM GEODETIC CONTROL MONUMENTS 79H445 AND 87H2601

THIS PLAN LIES WITHIN THE JURISDICTION OF
THE APPROVING OFFICER FOR THE CITY OF LANGLEY

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 30th DAY OF JANUARY, 2026
GENE INKILA B.C.L.S. (R.C.)

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