



MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 9, 2026

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

- Present: Mayor Pachal
Councillor Albrecht
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White
- Absent: Councillor James
- Staff Present: F. Cheung, Chief Administrative Officer
G. Flack, Deputy Chief Administrative Officer
A. Chang, Director of Financial Services
K. Hilton, Director of Recreation, Culture and Community Services
R. Hull, Deputy Fire Chief
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
A. Metalnikov, Senior Planner
D. Pollock, Director of Engineering, Parks and Environment

1. **LAND ACKNOWLEDGEMENT**

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 March 9, 2026 regular agenda be adopted as circulated.

CARRIED

3. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence the Committee of the Whole.

CARRIED

a. Proposed Updates to the Development Application Procedures Bylaw

Presented by:

Carl Johannsen, Director of Development Services

Anton Metalnikov, Senior Planner

It was MOVED and SECONDED

THAT the presentation titled "Development Application Procedures Bylaw Proposed Update" be received for information.

Staff gave a PowerPoint presentation to Council regarding an updated draft Development Application Procedures Bylaw, outlining proposed updates, in particular the delegation of "Minor" variances to staff, as well as smaller Development Permits, with exemption from ADP review.

Staff responded to questions from Council.

It was MOVED and SECONDED

THAT the Committee rise and report.

CARRIED

4. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT the following recommendation from the Committee of the Whole be ratified:

THAT the presentation titled "Development Application Procedures Bylaw Proposed Update" be received for information.

CARRIED

5. CONSENT AGENDA

A Council member requested that Item 5.c.2 be removed from the consent Agenda.

It was MOVED and SECONDED

THAT the following items be approved:

- a. Adoption of Minutes
 1. Regular Meeting Minutes from January 26 and February 9, 2026
THAT the minutes of the regular meetings held on January 26 and February 9, 2026 be adopted as circulated.
 2. Special (Pre-Closed) Meeting Minutes from February 9, 2026
THAT the minutes of the special (pre-closed) meeting held on February 9, 2026 be adopted as circulated.
 3. Special Meeting Minutes from January 19, 26 and February 2, 2026
THAT the minutes of the special meetings held on January 19, 26 and February 2, 2026 be adopted as circulated.
 4. Public Hearing Minutes from February 9, 2026
THAT the minutes of the public hearing held on February 9, 2026 be adopted as circulated.
- b. Bylaws
 1. Bylaw 3300 - Zoning Bylaw, 2025, No. 3300
Final reading of the City's new Zoning Bylaw.
THAT the bylaw cited as "City of Langley Zoning Bylaw, 2025, No. 3300" be read a final time.
- c. Correspondence
THAT the following correspondence be received for information:
 1. Request for Official Endorsement of "Forestry is a Solution"
BC Council of Forest Industries

CARRIED

6. ADOPTION OF THE MINUTES

See Consent Agenda

7. DELEGATIONS

- a. Proposal for a Permanent Public Memorial for Those Affected by the Toxic Drug Crisis

Daniel Snyder, Lisa Weih, Michelle Gauvin, Langley Community Action Team

It was MOVED and SECONDED

THAT the delegation from the Langley Community Action Team regarding the Proposal for a Permanent Public Memorial for Those Affected by the Toxic Drug Crisis be received for information.

Mr. Snyder provided a PowerPoint presentation regarding their proposal for a permanent public memorial for Those Affected by the Toxic Drug Crisis and requested Council provide support in principle for a permanent public memorial, explore collaboration with Langley Township, assist with identifying a park location, and consider financial or in-kind support.

It was MOVED and SECONDED

THAT the presentation from the Langley Community Action Team regarding "Proposal for a Permanent Public Memorial for Those Affected by the Toxic Drug Crisis" be referred to staff for report back to Council regarding permanent memorial location options, exploration of collaboration with the Township of Langley to deliver this permanent public memorial, and potential financial or in-kind contributions.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the foregoing motion be amended to replace the following"

"be referred to staff for report back to Council regarding permanent memorial location options, exploration of collaboration with the Township of Langley to deliver this permanent public memorial, and potential financial or in-kind contributions."

with the following:

"be referred to the Arts, Recreation, Culture and Heritage Committee to report back to Council with next steps.

CARRIED

THE QUESTION WAS CALLED on the motion, as amended and it was
CARRIED

The motion now reads in its entirety as follows:

THAT the presentation from the Langley Community Action Team regarding "Proposal for a Permanent Public Memorial for Those Affected by the Toxic Drug Crisis" be referred to the Arts, Recreation, Culture and Heritage Committee to report back to Council with next steps.

THE QUESTION WAS CALLED on the motion to receive the presentation for information and it was

CARRIED

- b. 2025 UBCM Resolution: calling on the Province to establish an Indigenous-led, cross-sectoral Housing Alliance

Virtual Attendance:

James Bourque, Nizar Laarif, Aboriginal Housing Management Association

It was MOVED and SECONDED

THAT the delegation from the Aboriginal Housing Management Association regarding the 2025 UBCM Resolution: calling on the Province to establish an Indigenous-led, cross-sectoral Housing Alliance be received for information.

Mr. Laarif gave a PowerPoint presentation to Council providing information on the mandate of the Aboriginal Housing Management Association (AHMA) and its members in building and operating trauma-informed, culturally safe urban Indigenous housing solutions for Indigenous people living off reserve in BC and the AHMA's request to Council for support of a resolution being submitted by the City of Prince George to the 2026 Union of BC Municipalities Convention calling on the Province to establish an 'Indigenous-Led, Cross-Sectoral Housing Alliance' to address the lack of safe, adequate, and affordable housing for Indigenous peoples across BC.

THE QUESTION WAS CALLED on the motion to receive the presentation for information and it was

CARRIED

8. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

March 23, 2026

April 13, 2026

b. Council Advisory Bodies Update

Councillor Wallace reported on the Metro Vancouver Zero Waste Committee's proposal to ban the import and sale of valved single-use nitrous oxide cylinders.

9. BYLAWS

a. Bylaw 3330 - Fire Protection & Safety Bylaw (new bylaw to repeal current bylaw)

First, second and third reading of a bylaw to provide for the establishment and operation of a Fire Rescue Service and to provide for the prevention of fire and the protection of persons and property.

It was MOVED and SECONDED

THAT the bylaw cited as the "Fire Protection and Safety Bylaw, 2026, No. 3330" be read a first and second time.

It was MOVED and SECONDED

THAT the bylaw be amended to capitalize the term "mayor and council" in Part 2 Section 8 of the bylaw.

CARRIED

It was MOVED and SECONDED

THAT the bylaw cited as the "Fire Protection and Safety Bylaw, 2026, No. 3330" be read a third time as amended.

CARRIED

- b. Bylaw 3331- Fees & Charges Amendment Bylaw (fire, engineering, recreation, Administration fee schedules)

First, second and third reading of a bylaw to amend fees and charges for various services offered by the City of Langley.

It was MOVED and SECONDED

THAT the bylaw cited as the "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 39, 2026, No. 3331" be read a first, second and third time.

CARRIED

- c. Bylaw 3332 - Municipal Ticket Information System Bylaw Amendment

First, second and third reading of a bylaw to amend fees in the Municipal Ticket Information System.

It was MOVED and SECONDED

THAT the bylaw cited as the "Municipal Ticket Information System Bylaw, 2011, No. 2846, Amendment No. 23, 2026, No. 3332" be read a first, second and third time.

CARRIED

- d. Bylaw 3296 - Zoning Bylaw Amendment No. 215

Final reading of a bylaw to rezone the properties located at 20815 45A Avenue & 4560, 4570 and 4580 208 Street from RS1 Single Family Residential Zone to CD104 Comprehensive Development Zone to permit a 26-unit townhome development.

It was MOVED and SECONDED

THAT the bylaw cited as "Zoning Bylaw 1996, No. 2100 Amendment No. 215, 2025, No. 3296" be read a final time.

CARRIED

Opposed: Councillor Mack

1. Development Permit No. 07-24 Approval

It was MOVED and SECONDED

THAT Development Permit No. 07-24 to permit the development of a 26-unit townhome development at 20815 45A Avenue & 4560, 4570 and 4580 208 Street be approved.

CARRIED

Opposed: Councillor Mack

10. **ADMINISTRATIVE REPORTS**

a. Development Permit No. 05-25 Approval

Presentation from the applicant.

It was MOVED and SECONDED

THAT the presentation regarding Development Permit No. 05-25 (5721 Production Way) from the applicant be received for information.

Jeremy Bergmann, Hungerford Properties, and Mike Knauer, TKA+D Architecture + Design provided information on design elements of the proposed small bay light industrial building and the self storage building, noting that recommendations from the City's Advisory Design Panel had been incorporated into the final building designs.

THE QUESTION WAS CALLED and the motion was

CARRIED

It was MOVED and SECONDED

THAT Development Permit No. 05-25 to permit the development of a light industrial and self-storage development with a total floor area of approximately 19,717 m² at the property located at 5721 Production Way, be approved.

CARRIED

b. 2025 Ottawa Mission Summary

Report dated: March 4, 2026
From: Mayor Pachal

It was MOVED and SECONDED

THAT Council receive the Ottawa Mission Summary report dated March 4, 2026 for information.

CARRIED

11. **OTHER BUSINESS**

a. Motions/Notices of Motion

Notice of Motion was submitted by Councillor White as follows:

Project Black Feather Support

WHEREAS Project Black Feather is a joint early - intervention partnership between the City of Langley, Township of Langley, and School District No. 35 that responds to youth disengagement, vulnerability, and exploitation through coordinated clinical and community supports, as defined in the School District's program documentation;

WHEREAS public reporting to Council and external summaries indicate that Project Black Feather has supported over 400 young people, with more than 150 experiencing positive changes such as addiction recovery and reduced gang - affiliated behaviour, demonstrating measurable impact on Langley youth;

WHEREAS the SD35 Board, in correspondence dated February 11, 2026, confirmed that federal Building Safer Communities Fund (BSCF) support for Project Black Feather is scheduled to sunset on March 31, 2026, and emphasized the need for continued funding to sustain proven outcomes, supported by an independent evaluation to be released;

THEREFORE BE IT RESOLVED

THAT Council direct staff to work with School District 35 and the Township of Langley and report back with options for interim City support to Project Black Feather in 2026, including bridging funds or in - kind supports.

AND BE IT FURTHER RESOLVED

THAT Council write letters of support to our local Member of Parliament advocating for the continuation of federal funding for Project Black Feather, recognizing its documented positive impact on vulnerable youth in Langley and the imminent lapse of the Building Safer Communities Fund on March 31, 2026.

b. Public Release of a Motion from the January 26, 2026 Closed Meeting

The following motion was approved for public release at the January 26, 2026 Closed Meeting:

“THAT the following individuals be appointed to the respective Advisory Body for the indicated term:

Accessibility Advisory Committee – Term Ongoing:
Carolina Morales, Community Member at Large

1. Robert Bordt, Member representative of a person with disabilities; or an individual who supports persons with disabilities
2. Kevin O’Coin, Member representative of a person with disabilities; or an individual who supports persons with disabilities
3. Steven Chappell Member representative of a person with disabilities; or an individual who supports persons with disabilities

Advisory Design Panel – One (1) year term:

1. Rollin Fox, Resident Member at Large
2. Michael Watibini, Member at Large

Arts, Recreation, Culture & Heritage Committee – Term Ongoing:

1. Toqa Abu Alkas, Member from a local multi-cultural organization
2. Andrew Palmer, Member from the community-at-large
3. Sandy Dimond, Member representing the Langley performing arts community
4. Ronald Trainor, Member from the community-at-large.

Board of Variance – Three (3) year term:

1. Andrew Evidnsen, Board Member at Large
2. Tom Louie, Board Member at Large

Crime Prevention Committee – Term Ongoing:

1. Andrew Flitton, Member at Large
2. Taida Nai Shuro, Member at Large
3. Travis Woolf, Member Representing Social Services

Environmental Sustainability Committee – Term Ongoing:

1. Jon Patrick Rainer Fehrenbacher, Member at Large

2. Thiago Lorangeira, Member at Large
3. Owen MacGregor, Post-secondary Institution Representative

AND THAT the names of the appointees be released to the public.”

The Chair called a point of order, and upon request cited the applicable rule – is an information item only, not open for debate. The point of order was not appealed.

12. **CORRESPONDENCE**

2. Advocacy for Funding Support for the 2026 BC Farmers' Market Nutrition Coupon Program

BC Association of Farmers' Markets

It was MOVED and SECONDED

THAT the correspondence from BC Association of Farmers' Markets regarding “Advocacy for Funding Support for the 2026 BC Farmers' Market Nutrition Coupon Program” be received for information; and

THAT the Mayor be requested to send correspondence on behalf of Council to the Honourable Josie Osborne, Minister of Health to advocate for continued funding of the BC Farmers' Market Nutrition Coupon Program.

CARRIED

13. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 8:05 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER