



**REGULAR COUNCIL MEETING
AGENDA**

**Monday, April 13, 2026
7:00 P.M.
Council Chambers, Langley City Hall
20399 Douglas Crescent**

Public meetings held in Council Chambers are livestreamed and recorded. The video recordings are available on the City's website for public viewing.

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
RECOMMENDATION:**

THAT the April 13, 2026 regular agenda be adopted as circulated.

3. CONSENT AGENDA

Before the motion is made to approve the Consent Agenda, a Council member may request that an item be removed from the Consent Agenda and dealt with separately; additionally, a Council member may request that one or more items on the Regular Council Agenda be included on the Consent Agenda, and if no one objects, it will be so listed and considered.

Where no recommendation is noted, the agenda item is deemed to be received for information.

RECOMMENDATION:

THAT the following item(s) be approved:

3.a Adoption of Minutes

3.a.1 Regular Meeting Minutes from March 23, 2026

RECOMMENDATION:

THAT the minutes of the regular meeting held on March 23, 2026 be adopted as circulated.

3.a.2 Special (Pre-Closed) Meeting Minutes from April 7, 2026

RECOMMENDATION:

THAT the minutes of the special (pre-closed) meeting held on April 7, 2026 be adopted as circulated.

- 3.a.3 Special Meeting Minutes from March 23, 2026

RECOMMENDATION:

THAT the minutes of the special meeting held on March 23, 2026 be adopted as circulated.

3.b Bylaws

- 3.b.1 Bylaw 3337 - Fees & Charges Bylaw Amendment No. 40 (Development Permit and Development Variance Permit Application Fees)

Final reading of a bylaw to update fees and charges related to planning, land and development.

RECOMMENDATION:

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 40, 2026, No. 3337" be read a final time.

3.c Correspondence

- 3.c.1 "Lights Off, Light a Candle" – April 22, 2026 - Participate in the One Earth Together Canada Campaign

Ritika Thakur, Founder, One Earth Together Canada

- 3.c.2 Canada Day Drumming – Showcasing Canada's Cultural Diversity/Unity

Richard K. Wong, National Chair, Canada Day Drumming

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. DELEGATIONS

- 5.a Day of Mourning, April 28, 2026**

Kim Miller, New Westminster & District Labour Council

6. COUNCIL MEMBER REPORTS

- 6.a Upcoming Regular Meetings**

April 27, 2026

May 11, 2026

6.b Council Advisory Bodies Update

7. BYLAWS

7.a Bylaw 3338 - Community Standards Bylaw Amendment

First, second and third reading a bylaw to regulate, prohibit and impose requirements in relation to the use of public places, premises and the protection and enhancement of the well-being of the community.

RECOMMENDATION:

THAT the bylaw cited as "Community Standards Bylaw, 2018, No. 3075, Amendment No. 2, 2026, No. 3338" be read a first, second and third time.

7.b Bylaw 3320 - Affordable Housing Reserve Fund Bylaw

First, second and third reading of a bylaw to adopt the City of Langley Affordable Housing Fund Bylaw, 2025, No. 3320.

RECOMMENDATION:

THAT the bylaw cited as "City of Langley Affordable Housing Reserve Fund Bylaw, 2026, No. 3320" be read a first, second and third time.

7.c Bylaw 3335 - Development Application Procedures Bylaw

Final reading of a bylaw to establish procedures to amend the Official Community Plan or Zoning Bylaw and to issue a permit under Part 14 of the Local Government Act.

RECOMMENDATION:

THAT the bylaw cited as "Development Application Procedures Bylaw, 2026, No. 3335" be read a final time.

8. ADMINISTRATIVE REPORTS

8.a Community Emergency Preparedness Fund Grant Application

Report dated: April 13, 2026

From: Fire Chief

RECOMMENDATION:

THAT City Council support the application by the Langley City Emergency Program on behalf of the City of Langley for a \$40,000.00 grant from Community Emergency Preparedness Fund to engage a qualified external consultant to develop and support the implementation of a comprehensive emergency notification plan for the Alertable emergency notification system.

8.b Community Emergency Preparedness Fund Emergency Operations Centres Equipment and Training Grant Application

Report dated: April 13, 2026

From: Fire Chief

RECOMMENDATION:

THAT City Council support the application by the Langley City Emergency Program on behalf of the City of Langley for a \$29,800.00 grant from the Community Emergency Preparedness Fund for purchase of equipment, supplies and training for the Emergency Operation Centre.

9. OTHER BUSINESS

9.a Motions/Notices of Motion

9.a.1 Taking action for mental health / MICR Unit Pilot - Councillor Wallace

RECOMMENDATION:

THAT Council direct staff to work with the Langley RCMP to develop a budget to fund a Mobile Integrated Crisis Response unit pilot program for a period of one year, which would include one regular RCMP member, one specialty equipped police cruiser, and one psychiatric nurse.

THAT Council direct staff to develop an evaluation criteria to measure the outcomes of the one-year Mobile Integrated Crisis Response unit pilot program, to be endorsed by council.

THAT Council direct staff to work with the Township of Langley to optionally co-fund the Mobile Integrated Crisis Response unit pilot program for a period of one year.

THAT Council affirms that the Mobile Integrated Crisis Response unit shall respond to calls in both Langley City and the Township of Langley.

THAT staff present a one-year Mobile Integrated Crisis Response unit pilot program proposal to Council for consideration during the upcoming fall budget cycle.

THAT if a one-year Mobile Integrated Crisis Response unit pilot program is funded, staff present an outcome report to council based on the one-year Mobile Integrated Crisis Response unit pilot program evaluation criteria endorsed by council, within six months of the conclusion of the pilot program.

9.a.2 Langley's Long-Term Beds - Councillor White

RECOMMENDATION:

WHEREAS in September 2024, the Province of British Columbia announced a commitment to fund 300 new longterm care beds on the Langley Memorial Hospital campus, with an estimated cost of \$240–\$450 million and a planned opening by 2030;

AND WHEREAS longterm care waitlists in British Columbia now exceed 7,000 people, average wait times have increased by more than 200% over the past 6 years, and approximately 5,900 patients waited in hospital beds last year for longterm care placement, at a cost of \$1,200 per day compared to \$294 per day for a longterm care bed, placing significant strain on the acute care system;

AND WHEREAS Langley is among the fastestgrowing communities in British Columbia, with a rapidly aging population, with Langley Memorial Hospital currently operating with only 200 longterm care beds, and an accelerating pace of shortfall of beds, which is wholly insufficient to meet the current and projected demand;

AND WHEREAS British Columbia's 2026 Budget reduced provincial health capital funding by \$4 billion, and has paused or delayed the construction of seven scheduled long-term care projects across the province and not provided subsequent release of information on the budget allocation, confirmed project timeline for the announced 300bed commitment at Langley Memorial Hospital;

THEREFORE BE IT RESOLVED that Langley City Council direct the Mayor to draft and send a formal letter on behalf of Langley City Council requesting a clear, written, and publicly accountable response within 30 days on the following:

1. The current status of the provincial commitment to deliver 300 new long-term care beds on the Langley Memorial Hospital campus;
2. Whether a business plan has been completed and approved by the Ministry of Health and Fraser Health Authority;
3. A confirmed project timeline with milestones, including a projected construction start date and opening date;

to the Honourable Josie Osborne, Minister of Health,

copied to:

The Honourable Brenda Bailey, Minister of Finance

The Honourable Bowinn Ma, Minister of Infrastructure

Jody Bal-Toor, Member of the Legislative Assembly for Langley -

Willowbrook

9.a.3 Reducing Local Street Speed Limits - Councillor White

RECOMMENDATION - Motion was Moved and Seconded at the October 20, 2025 Regular Council meeting however was deferred until after adoption of the Transport 2050 Plan. It is on the floor for debate:

WHEREAS reducing vehicle speeds from 50 km/h to 30 km/h improves stopping distance and reaction time, significantly lowering the risk of collisions and the severity of injuries; and

WHEREAS lower speed limits on local streets enhance public safety, reduce noise and emissions, and while encouraging walking, cycling, and other active travel — support healthier, more connected, and livable neighbourhoods, consistent with the City of Langley’s Transportation 2050 Master Plan; and

WHEREAS over 60 municipalities in British Columbia have adopted or are considering 30 km/h limits for residential streets, and recent surveys show strong public support (≈ 66%) for lower speed limits, including among Metro Vancouver residents;

THEREFORE BE IT RESOLVED THAT that Council direct City of Langley staff to prepare a report exploring the reduction of local street speed limits, providing Council with sufficient information and context to make a well-informed decision.

9.b **Public Release of a Motion from the March 23, 2026 Closed Meeting**

RECOMMENDATION:

THAT the following individuals be appointed to the Arts, Recreation, Culture & Heritage Committee – Term Ongoing:

1. Lana Kirkwood, Member representing the Indigenous Community
2. Liam McCarney, Youth Member Representative

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

10. **CORRESPONDENCE**

Also See Consent Agenda

10.a **Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)**

Chair Hurley, Metro Vancouver Board

10.b **Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)**

Chair Hurley, Metro Vancouver Board

11. ADJOURNMENT
RECOMMENDATION:

THAT the meeting adjourn.



MINUTES OF A REGULAR COUNCIL MEETING

Monday, March 23, 2026

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
 - R. Beddow, Deputy Director of Development Services
 - J. Bridle, Senior Project Engineer
 - A. Chang, Director of Financial Services
 - K. Hilton, Director of Recreation, Culture and Community Services
 - 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**

Mayor Pachal advised 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 March 23, 2026 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 February 23 and March 9, 2026

THAT the minutes of the regular meetings held on February 23 and March 9, 2026 be adopted as circulated.

2. Special (Pre-Closed) Meeting Minutes from March 9, 2026

THAT the minutes of the special (pre-closed) meeting held on March 9, 2026 be adopted as circulated.

3. Special Meeting Minutes from February 23, 2026

THAT the minutes of the special meeting held on February 23, 2026, be adopted as circulated.

b. Bylaws

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

Final 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.

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

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

Final reading of a bylaw to amend fees and charges for various services offered by the City of Langley.

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

3. Bylaw 3332 - Municipal Ticket Information System Bylaw Amendment

Final reading of a bylaw to amend fees in the Municipal Ticket Information System.

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

c. Correspondence

THAT the following correspondence be received for information:

1. Request for Council Support - BC Coastal Marine Strategy
Alicia Elgert, Canadian Parks & Wilderness Society - BC Chapter

CARRIED

4. ADOPTION OF THE MINUTES

See Consent Agenda

5. COUNCIL MEMBER REPORTS

a. Upcoming Regular Meetings

April 13, 2026

April 27, 2026

b. Council Advisory Bodies Update

Councillor Wallace advised of upcoming children's programs offered at the Library over Spring Break.

6. BYLAWS

a. Bylaw 3335 - Development Application Procedures Bylaw

First, second and third reading of a bylaw to establish procedures to amend the Official Community Plan or Zoning Bylaw and to issue a permit under Part 14 of the Local Government Act.

It was MOVED and SECONDED

THAT the bylaw cited as "Development Application Procedures Bylaw, 2026, No. 3335" be read a first, second and third time.

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

THE QUESTION WAS CALLED and the motion on first, second, and third reading of the bylaw was

CARRIED

Opposed: Councillor Mack

- b. Bylaw 3337 - Fees & Charges Bylaw Amendment No. 40 (Development Permit and Development Variance Permit Application Fees)

First, second and third reading of a bylaw to update fees and charges related to planning, land and development.

It was MOVED and SECONDED

THAT the bylaw cited as "Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 40, 2026, No. 3337" be read a first, second and third time.

CARRIED

7. ADMINISTRATIVE REPORTS

- a. Development Permit Application DP 11-22 – CitiWest 8-Lot Subdivision (20525 & 20541 – 46A Avenue)

Report dated: March 18, 2026

From: Deputy Director of Development Services

Presentation from applicant.

It was MOVED and SECONDED

THAT the presentation regarding Development Permit No. 11-22 (20525 & 20541 46A Avenue) from the applicant be received for information.

Ms. Jasleen Kaur, CitiWest Consulting, representing the applicant, gave a PowerPoint presentation to Council providing information on the proposed development, including:

- Current zoning
- Proposed Subdivision Layout
- Environmentally Sensitive Area
- Tree Retention and Replacement
- Civil Works
- Geotechnical Assessment & retaining wall
- Proposed Homes
- Area resident sentiment.

Council discussion ensued. Mr. Roger Jawanda, CitiWest Consulting, and staff responded to questions from Council.

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

CARRIED

It was MOVED and SECONDED

THAT the March 18, 2026 report regarding Development Permit 11-22 be received by Council for information.

CARRIED

1. Development Permit No. 11-22 Approval

It was MOVED and SECONDED

THAT Development Permit No.11-22 to permit the development of an 8-lot subdivision at the properties located at 20525 and 20541 – 46A Avenue, be approved.

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

DEFEATED

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

- b. Transportation 2050 – Final Report

1. Presentation from:

Director of Engineering, Parks & Environment

It was MOVED and SECONDED

THAT the presentation titled "Transportation 2050 Final Plan" from the Director of Engineering, Parks & Environment be received for information.

Mr. Pollock gave a PowerPoint presentation to Council on the Transportation 2050 – Final Report, providing information on the plan including:

- Project objective
- Progress to date
- Mobility categories
- Long term plan
- Implementation priorities and costs
- Recommendations and priorities
- Advancing plan components
- Next steps.

Staff responded to questions from Council.

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

CARRIED

2. Report dated: March 23, 2026

From: Director of Engineering, Parks & Environment

It was MOVED and SECONDED

THAT the report "Transportation 2050 – Final Report" be endorsed.

BEFORE THE QUESTION WAS CALLED Council discussion ensued.

THE QUESTION WAS CALLED and the motion was

CARRIED

- c. Invest Langley City Update & Engagement Process

Report dated: March 18, 2026

From: Chief Administrative Officer

It was MOVED and SECONDED

THAT City Council receive the March 18, 2026 Report to Council from the Chief Administrative Officer regarding the Invest Langley City Update and Engagement Process for information.

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

It was MOVED and SECONDED

THAT the report be referred back to staff to update projections to include other cost pressures that Council must consider, such as the potential RCMP deintegration cost impacts, and include anticipated inflationary and status quo increases so residents have a true picture of what our financial future could look like.

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

The Chair raised a point of order regarding procedure. The point of order was appealed. The Chair's ruling was sustained.

THE QUESTION WAS CALLED on the referral motion and it was
DEFEATED

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

BEFORE THE QUESTION WAS CALLED on receipt of the report
It was MOVED and SECONDED

THAT in addition to receiving the report for information, Council direct staff to include RCMP cost impacts in tax impact conversations with regard to Invest Langley City.

DEFEATED

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

THE QUESTION WAS CALLED on receipt of the report and the motion was

CARRIED

d. Request for Feedback on Proposed Metro 2050 Amendment Options

Report dated: March 18, 2026
From: Director of Development Services

It was MOVED and SECONDED

THAT Council direct staff to send the response letter titled "Comments Regarding Proposed Metro 2050 Amendment Options (in Response to South of Fraser Mayors' Request)", dated March 23, 2026, to Metro Vancouver.

CARRIED

Opposed: Councillor Mack

8. OTHER BUSINESS

a. Motions/Notices of Motion

1. Project Black Feather Support - Councillor Leith White

It was MOVED and SECONDED

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 Prime Minister Carney, Premier Eby, relevant federal and provincial ministers and our local Member of Parliament, with copies to Public Safety Canada – Building Safer Communities Fund, 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.

CARRIED

9. CORRESPONDENCE

See Consent Agenda

10. ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 9:01pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



MINUTES OF A SPECIAL (PRE-CLOSED) COUNCIL MEETING

Wednesday, April 7, 2026
at 3:00 p.m.

CKF Boardroom, Langley City Hall
20399 Douglas Crescent

Present: Mayor Pachal
Councillor Albrecht
Councillor James (via video conference)
Councillor Mack
Councillor Solyom (via video conference)
Councillor Wallace
Councillor White

Staff Present: F. Cheung, Chief Administrative Officer

1. **MOTION TO HOLD A CLOSED MEETING**

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the *Community Charter*:

- (1) (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and
- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

2. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the Special (pre-closed) Council meeting adjourn at 3:01 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CHIEF ADMINISTRATIVE OFFICER



MINUTES OF THE SPECIAL COUNCIL MEETING

Monday, March 23, 2026

3:00 pm

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
 - R. Beddow, Deputy Director of Development Services
 - A. Chang, Director of Financial Services
 - K. Hilton, Director of Recreation, Culture and Community Services
 - 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**

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 March 23, 2026 special meeting agenda be adopted as circulated.

BEFORE THE QUESTION WAS CALLED

It was MOVED and SECONDED

THAT the March 23, 2026 special meeting agenda be amended by removing Item 3.a. Project Black Feather and renumbering remaining sections accordingly.

CARRIED

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

CARRIED

3. COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

THAT Council commence Committee of the Whole.

CARRIED

a. Introduction of Proposed Community Standards Bylaw Updates

Carl Johannsen, Director of Development Services

It was MOVED

THAT Council receive the March 23, 2026 presentation titled “Community Standards Bylaw Proposed Updates” from the Director of Development Services, for information.

Mr. Johannsen provided a PowerPoint presentation to Council regarding proposed updates to the Community Standards Bylaw, providing information on the purpose of the Community Standards Bylaw, the rationale for updating the bylaw, key bylaw updates, new bylaw schedules, and next steps.

Council provided feedback to staff on the proposed bylaw and staff responded to questions from Council.

b. Introduction of the Proposed Affordable Housing Reserve Fund Bylaw & Policy

Carl Johannsen, Director of Development Services

It was MOVED

THAT Council receive the March 23, 2026 presentation titled “Affordable Housing Reserve Fund, Proposed Bylaw and Policy” from the Director of Development Services, for information.

Mr. Johannsen provided a PowerPoint presentation to Council regarding Affordable Housing Reserve Fund proposed draft bylaw and policy, providing an overview of the Affordable Housing Reserve Fund (AHRF), including its purpose, how it works, proposed uses, key requirements of the proposed AHRF bylaw and companion Council policy, AHRF funding qualification requirements, use considerations, funding request and process, and next steps.

Council provided feedback to staff on the proposed bylaw and policy and staff responded to questions from Council.

4. COMMITTEE OF THE WHOLE - RISE AND REPORT

It was MOVED and SECONDED

THAT Committee of the Whole rise and report.

CARRIED

5. BUSINESS ARISING FROM COMMITTEE OF THE WHOLE

It was MOVED and SECONDED

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

THAT Council receive the March 23, 2026 presentation titled "Community Standards Bylaw Proposed Updates" from the Director of Development Services, for information.

THAT Council receive the March 23, 2026 presentation titled "Affordable Housing Reserve Fund, Proposed Bylaw and Policy" from the Director of Development Services, for information.

CARRIED

6. MOTION TO HOLD A CLOSED MEETING

It was MOVED and SECONDED

THAT the Council Meeting immediately following this meeting be closed to the public as the subject matter being considered relates to items which comply with the following closed meeting criteria specified in Section 90 of the Community Charter:

1 (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

7. **ADJOURNMENT**

It was MOVED and SECONDED

THAT the meeting adjourn at 4:35 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER



EXPLANATORY MEMO

Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 40, 2026, No. 3337

The purpose of this bylaw is to amend the Fees and Charges Bylaw to support the new Development Application Procedures Bylaw, 2026, No. 3335.

The new Development Application Procedures Bylaw delegates the approval of Development Permits (Delegated DPs) for simpler applications and Minor Development Variance Permits (Minor DVPs) to staff to streamline processes and support new housing while maintaining high design quality. Accordingly, the proposed amendments to the Fees and Charges Bylaw establish new lower fees for Delegated DPs (\$3,000) and Minor DVPs (\$500) in Schedule 11 of this bylaw, in recognition of these applications requiring less staff time than standard DPs and DVPs.

The new Development Application Procedures Bylaw also removes all references to Land Use Contracts (LUCs), as they were eliminated province-wide in July 2024. The proposed amendments to the Fees and Charges Bylaw also removes the application fees associated with amending or discharging LUCs as they are no longer applicable.



**CITY OF LANGLEY
FEES AND CHARGES BYLAW, 2010, NO. 2837,
AMENDMENT NO. 40, 2026
NO. 3337**

A Bylaw to update fees and charges related to planning, land and development.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. TITLE

This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 40, 2026, No. 3337”

2. AMENDMENTS

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended to delete Schedule 11 – Planning, Land and Development Fees and replace it with the updated Schedule 11 – Planning, Land and Development Fees attached to and forming part of this Bylaw.

READ A FIRST, SECOND AND THIRD TIME this twenty-third day of March, 2026.

ADOPTED this nth day of Month, 2026.

MAYOR

CORPORATE OFFICER

Schedule 11 – Planning, Land & Development Fees
 Development Application Procedures Bylaw, 2026, No. 3335

Planning, Land & Development Fees (all fees are subject to applicable taxes)		
Development Application or Service	Base Fee	Additional Fee
Development Permit ¹	\$5,000.00	\$1.00/m ² gross floor area (non-residential) \$100.00/unit (residential)
Delegated Development Permit ¹	\$3,000.00	\$1.00/m ² gross floor area (non-residential) \$100.00/unit (residential)
Development Variance Permit ¹	\$5,000.00	n/a
Minor Development Variance Permit	\$500.00	n/a
Zoning Bylaw Amendment - Map	\$6,000.00*	\$0.20/m ² site area
Zoning Bylaw Text Amendment	\$2,000.00	n/a
Zoning Bylaw Amendment - Master Planned Sites Up to 5 acres Up to 10 acres Over 10 acres	\$15,000.00 \$20,000.00 \$25,000.00	n/a
Tenant Relocation Policy (use of with a rezoning and/or DP application)	\$10,000.00	n/a
Official Community Plan Amendment	\$10,000.00*	0.20/m ² of site area
Restrictive Covenant Discharge Fee	\$ 250.00	n/a
Restrictive Covenant Prep/Registration	Actual Cost	
Board of Variance Application	\$ 500.00	n/a
Board of Variance Application – Additional Fee If applicant fails to meet application requirements by stated deadline		\$150
Comfort Letter	\$ 190.48**	n/a
Liquor Licence Application requiring local government approval	\$2,000.00	\$2,000.00 in addition to the base fee if a public consultation process is deemed appropriate by City Council as part of the process
Subdivision Application (Standard, Bare Land Strata, Strata Conversion and Phased Strata)	\$3,000.00	\$100.00 per unit or parcel created plus \$50.00 for final approval of the plans by the Approving Officer ⁺ <i>(There is a \$100.00 credit per unit or parcel that previously existed, provided that no change in the property land usage occurs.)</i>
Telecommunications Antenna Application (where no public consultation is required under Telecommunications Antenna Policy)	\$1,000.00	n/a
Telecommunications Antenna (where public consultation is required under Telecommunications Antenna Policy)	\$2,000.00	n/a

¹ Maximum of \$15,000.00 total application fee for each application type.

* ½ of total fees are refundable if application is refused/withdrawn prior to publishing or delivery of notices.

**Per property or per fire incident

⁺ pursuant to section 83 of the Land Title Act, RSBC, 1996, c. 250 and its amendments

Paula Kusack

Subject: FW: Invitation to Participate in the One Earth Together Canada Campaign

From: One Earth Together <oneearthtogethercanada@gmail.com>

Sent: December 9, 2025 9:36 PM

To: Mayor Nathan Pachal <npachal@langleycity.ca>

Subject: Invitation to Participate in the One Earth Together Canada Campaign

Dear Mayor and Council Members,

I hope this message finds you well.

On behalf of One Earth Together Canada, I am pleased to extend an official invitation for City of Langley to participate in a coordinated national initiative for Earth Day 2026.

About the Initiative: One Earth Together

One Earth Together is a pan-Canadian environmental engagement campaign designed to unite residents, schools, businesses, and community organizations across all provinces and territories.

The national action is centered around:

“Lights Off, Light a Candle” – April 22, 2026

- Turning off all non-essential lights for one hour; and
- Lighting an eco-friendly candle as a symbolic commitment to environmental responsibility, awareness, and unity.

This initiative builds upon the success of Australia’s 2007 “Lights Off” campaign, which engaged millions of Canadians and Global participates and became a significant moment in national environmental education.

Municipal Role and Opportunities for Collaboration

We respectfully invite Langley City to consider participating by:

- Sharing campaign information through municipal communications;
- Encouraging schools, local organizations, and residents to join;
- Supporting community Earth Day activities under the One Earth Together banner;
- Advancing environmental awareness and sustainability goals within the municipality.

Municipal involvement is essential in ensuring broad community engagement and visibility across the country.

Confirmed Provincial Participation

We are pleased to inform you that:

- ✓ **The Province of Manitoba**
- ✓ **The Province of Nova Scotia**

have formally approved their participation in the One Earth Together Earth Day 2026 movement.

As a result, we are now extending invitations to municipalities nationwide to unify efforts under this coordinated framework.

Next Steps

We would be pleased to provide further information or arrange a briefing with your administration or relevant department staff.

Please advise if your municipality would be interested in:

- Receiving a formal partnership letter;
- Access to campaign materials;
- Scheduling a short meeting to discuss collaboration.

We look forward to the possibility of working with Langley City to advance a shared commitment to environmental stewardship.

Thank you for your consideration.

Respectfully,

Ritika Thakur

Founder, One Earth Together Canada

oneearthtogethercanada@gmail.com



Canada Day Drumming

Legacy 150 Celebrations Society

Suite 404 - 999 Canada Place, Vancouver, British Columbia, V6C 3E2

Project Office: (778)818-0393

E: info@CanadaDayDrumming.com W: www.CanadaDayDrumming.com

March 26, 2026

Nathan Pachal
Mayor of Langley
British Columbia
npachal@langleycity.ca

Re: Canada Day Drumming 2026 – Showcasing Canada’s Cultural Diversity and Unity

Dear Mayor Pachal,

I am writing to share an exciting opportunity for the City of Langley to participate as a presenting city in the 2026 Canada Day Drumming (CDD) celebration. We would be honoured to explore integrating CDD into your annual Canada Day festivities.

Canada Day Drumming is a nationwide, simultaneous drumming celebration that unites communities across Canada in recognition of our diversity, inclusion, peace, and unity. Since its inception, CDD has grown into the country’s largest synchronized Canada Day event, and in 2026, we are proud to mark its 10th anniversary — a meaningful milestone for this national initiative. We believe that our movement is a powerful testament to showcase national pride and patriotism in an ever-changing geopolitical landscape.

The signature moment of CDD is a six-minute synchronized drumming performance representing Canada’s six time zones. In 2025, the national broadcast began at 11:30 a.m. PST on July 1, featuring 28 cities across eight provinces, with the host site at Canada Place in Vancouver. While we are finalizing the venue for this year in Vancouver, the national program will remain scheduled for 11:30 am PST on July 1.

As a presenting city, City of Langley will enjoy:

- National recognition in promotional materials and media
- Organizational support to host your local drumming celebration
- Feature in the national live YouTube broadcast
- Inclusion in potential national media coverage (with interest from Global TV and OMNI Television)
- Option to purchase custom-made rattle drums to enhance your local celebration
- Display of a congratulatory message from Your City on our [official website](#)

We believe your participation would bring even greater energy and pride to the national celebration, while providing a meaningful way to engage your local community. We would be delighted to explore how we can collaborate to make Canada Day 2026 especially memorable for your city. Please let us know a convenient time to connect.

For more information, feel free to reach out to our National Coordinator, Clement Lau, at pm@canadadaydrumming.com or 1-604-763-2683, or you are welcome to contact me directly.

Watch the 2025 CDD highlight video here:

<https://www.youtube.com/watch?v=NPmlKwBamLM>

We look forward to working with you on this exciting and unifying initiative.

Richard Wong

Richard K. Wong

National Chair, Canada Day Drumming

Legacy 150 Celebrations Society

Cell: 1-604-671-6869

Email. wceccanada@hotmail.com

www.canadadaydrumming.com



REQUEST TO APPEAR AS A DELEGATION / COMMUNITY SPOTLIGHT

To appear before Council as a Delegation or Community Spotlight at a Council Meeting, please submit a written request to the Corporate Officer by 12:00 pm, on the Wednesday prior to the scheduled Council Meeting. You may complete this form, or provide a letter, however please ensure the letter contains the information requested on this form.

You can submit your request by email to: councilmeetings@langleycity.ca, in person or by mail to the attention of the *Deputy Corporate Officer, Langley City Hall, 20399 Douglas Crescent, Langley, BC V3A 4B3*, or by fax to 604-514-2838. A staff member will contact you to confirm the meeting date at which you are scheduled to appear before Council.

A **Delegation** is defined as an individual, group or organization making a request of Council and is limited to a five (5) minute presentation time.

A **Community Spotlight** is an individual, group or organization providing information or updates on an event or activity and is limited to a ten (10) minute presentation. You may speak on more than one topic but you must keep your presentation within the prescribed time limit. Please include with this form, any material that you wish Council to review in advance of the meeting and be advised that it will be included in a public agenda and/or available to members of the public upon request.

Date: March 12, 2026

Requested Meeting Date: April 13, 2026

Applicant Name:

Janet Andrews

Organization Name:

New Westminster & District Labour Council

Presenter Name(s):

TBA

Address: 105-3920 Norland Avenue, Burnaby, BC, V5G 4K7

Phone Number: (604) 291-9306

Email Address: admin@nwdlc.ca

Presentation Topic:

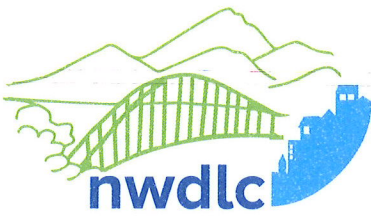
Day of Mourning

Audio/ Visual Needs (if yes, specify): Powerpoint with slides timed to advance. Optional, not necessary

Action You Wish Council to Take:

Please see attached letter.





NEW WESTMINSTER &
DISTRICT LABOUR COUNCIL

Christy Slusarenko, President
Janet Andrews, Secretary-Treasurer
Chartered By The Canadian Labour Congress

March 12, 2026

Mayor Nathan Pachal, City of Langley
20399 Douglas Crescent
Langley, BC
V3A 4B3

Dear Mayor Pachal and Members of Council,

The New Westminister & District Labour Council represents over 71,000 affiliated union members in 14 communities in the Lower Mainland.

In 1984 our national organization, the Canadian Labour Congress (CLC), introduced the annual day of remembrance for workers killed and injured on the job. April 28th was chosen because this was the day that the third reading took place for the first comprehensive Workers' Compensation Act (Ontario 1914) in Canada. The "Workers Mourning Day Act" (Bill C223) became law on February 1, 1991, an Act which states "the day of April 28th shall be respected as the day of official recognition". The day of recognition was proclaimed by the government of British Columbia in 1989.

On behalf of our members, their families and all workers living and/or working in your community, we have **four requests of your Council**:

- We request you **declare April 28th** as the official "Day of Mourning for Workers Killed and Injured on the Job", and if your Council issues proclamations we would appreciate a copy. A copy of our Proclamation is enclosed to assist Council.
- We also request that **Council observe one minute of silence** in the Council Chambers at the evening Council meeting on or before April 28th.
- We thank you for your leadership in your workplace by **encouraging your staff to observe one minute of silence at 11:00 a.m. on April 28th.**
- Finally, we request **an opportunity to appear as a delegation** to make a 5-minute presentation at the April 13, 2026, regular Council meeting. A union member residing in the city will be presenting on behalf of the Labour Council. Our presentation will include up-to-date information on workers' health & safety issues, WorkSafeBC regulatory reviews and/or changes that have impacted BC's workplace accident and fatality rates.

There will be remembrances across Canada on April 28th for workers who have been killed on the job, and to recognize those who have suffered from workplace injury, accident or disease. Please join us on Tuesday, April 28th at 11 am at Westminister Pier Park in New Westminister as we mourn for those who have died from workplace accidents or disease and recommit ourselves to fight for the living.

Sincerely,

Janet Andrews
Secretary-Treasurer

JA/am
encl: Proclamation Sample

**COMMUNITY STANDARDS BYLAW, 2018, No. 3075, AMENDMENT No. 2, 2026,
BYLAW No. 3338**

Prepared by:



Carl Johannsen, RPP, MCIP
Director of Development Services

Reviewed by:



Francis Cheung, P.Eng.
Chief Administrative Officer



EXPLANATORY MEMO

COMMUNITY STANDARDS BYLAW, 2018, No. 3075, AMENDMENT No. 2 BYLAW No. 3338

***This memo was initially presented at the March 23, 2026 Committee of the Whole (COW) meeting, for Council review and feedback. The content of this memo still applies to the proposed Bylaw, and these minor updates have been made to the proposed Bylaw No. 3338 (attached):

- Additional description, '...may be in a derelict state or state of disuse...' added to 'Vacant Premises' definition, to provide for broader application of the Bylaw;
- Adding another temporary fencing photo to Schedule B; and
- Changing the information clause identifying the possibility of the City seeking a remedial action under the authority of the *Community Charter* to a non-numbered statement in the Bylaw (as the authority to do this is based on the *Community Charter*, not this Bylaw).

As noted at the March 23, 2026 COW meeting, City staff are tracking and will continue to track vacant premises and their status in relation to this bylaw and other City bylaws.

Explanatory Memo

This memo summarizes proposed updates to the current Community Standards Bylaw No. 3075 (attached), that are intended to strengthen the bylaw's application in securing vacant premises, which are generally described as a lot, building or other structure in which lawful occupancy has ceased and the condition of the premises is not suitable for human habitation. These updates are underlined in the proposed Bylaw No. 3338.

These updates include requiring 1.) the securing ('boarding up') of windows, doors and other openings in vacant buildings to inhibit unauthorized entry into these buildings, and 2.) using security fencing to limit trespass onto vacant premises. Other measures, such as security alarm and monitoring systems, security guards, and exterior lighting may also be required by the 'Inspector' (City staff, including a Bylaw Enforcement Officer, Building Inspector and Fire Chief), based on site conditions and activity.

The current Community Standards Bylaw only requires 'one or more' of the above methods and staff recommend, through the proposed bylaw updates, that vacant premises with vacant buildings are required to be both 1.) secured (boarded up) and 2.) fenced. Supporting this recommendation, Schedules A and B are proposed be added to the Bylaw to provide specific and illustrated requirements for securing or boarding up buildings and fencing lots. The proposed Bylaw also includes other updates that provide

City staff the ability to require the securing of unoccupied buildings (buildings that are intended to be re-occupied) and fencing of vacant lots if necessary.

The updated bylaw also includes an informational clause (under the 'City Action on Default' heading) identifying the possibility of the City seeking a remedial action, such as demolishing a building, if it is deemed to be a hazard and/or nuisance. The *Community Charter* (sections 72-80) provides this authority to municipalities, and could be considered by Council if necessary. Typically this course of action is considered if the application of a community standards bylaw is not able to remedy a hazard and/or nuisance to a municipality's satisfaction.

Specific bylaw updates include (underlined in attached draft bylaw):

1. Including a new 'Vacant Premises' definition under Section 29. This definition replaces the 'Unoccupied Buildings' heading in the current bylaw, and applies more broadly to vacant buildings and lots that are, or are not, the subject of redevelopment.
2. Updating the 'Inspector' definition under Section 29 to reflect the updated Fire Protection and Safety Bylaw.
3. Replacing Section 7 to require vacant premises, with vacant buildings and structures, to be secured and fenced, among other possible securing methods as directed by the Inspector. These include premises with or without development or demolition applications, and premises that are to be redeveloped can use temporary construction fencing for up to 3 years (instead of the default of chain link fencing).
4. Adding Section 8 that requires vacant premises that consist of lots without vacant buildings and subject to development or demolition permits, to be fenced. Section 8 also states that vacant premises without buildings and not subject to redevelopment may be required to be fenced, depending on site conditions and activity. Premises that are to be redeveloped can use temporary construction fencing for up to 3 years (instead of the default of chain link fencing).
5. Adding Schedule A to the Bylaw, titled 'Vacant Premises Securing Requirements', which identifies specific securing measures and materials, and illustrates how to board up openings (windows, doorways, etc.) in vacant buildings and structures, in manner that makes the boards/covers very difficult and time consuming to remove.
6. Adding Schedule B to the Bylaw, titled 'Vacant Premises Fencing Requirements', which identifies specific fencing type and installation requirements.
7. Adding Section 13 that states that unoccupied buildings, which are intended to be reoccupied following a change in use, owner, tenant and/or repair/renovation, may be required to be fenced and/or secured by the Inspector.



COMMUNITY STANDARDS BYLAW, 2018, No. 3075, AMENDMENT No. 2, 2026, BYLAW No. 3338

***** updated bylaw sections, clauses and definitions are underlined; references to numbered bylaw clauses have also been renumbered as necessary and consistent with the current bylaw *****

A Bylaw to regulate, prohibit and impose requirements in relation to the use of public places, premises and the protection and enhancement of the well-being of the community.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

Title & Schedules

1. This bylaw may be cited as “Bylaw 3338 - Community Standards Bylaw, 2018, No. 3075, Amendment No. 2, 2026, No. 3338”
2. The following schedules are attached to and form part of this Bylaw:
 - (a) Schedule “A”: Vacant Premises Securing Requirements;
 - (b) Schedule “B”: Vacant Premises Fencing Requirements.

Public Places

3. No person shall do any of the following on any highway or in any other public place:
 - (a) deposit any rubbish, debris or other discarded or recyclable materials except in a container provided and placed by the City for that purpose;
 - (b) foul or pollute any water body;
 - (c) place graffiti on or otherwise damage or deface any wall, building, fence, sign, bench, sculpture, water fountain or other structure or any sidewalk or pavement; or
 - (d) post or affix to any building or other structure, fence or utility pole any bill, poster, placard, notice or advertisement without the written permission of the City.

Nuisances on Private Property

4. No person shall, being the owner or occupier of premises in the City, do any of the following:
 - (a) allow the premises to become or remain unsightly, and for this purpose any of the following is deemed to render premises unsightly:
 - i. the storage, location or accumulation of rubbish, debris or any other discarded materials so as to be visible to a person standing on an adjacent highway or parcel;
 - ii. the exterior storage or parking of dilapidated motor vehicles, recreational vehicles, vessels of any kind or other equipment or machinery, or parts;
 - iii. not more than one unlicensed or uninsured motor vehicle may be stored or parked on any parcel of land;

- iv. landscaping or other vegetation that is dead, diseased, damaged, or unsightly as a result of lack of maintenance or uncontrolled growth;
 - v. an area of grass or other vegetation that exceeds 30 cm in height and is unkempt or unmaintained;
 - vi. fencing that has not been maintained and that is characterized by rot, corrosion, breakage, collapse, impact damage, peeling of paint or other evidence of physical deterioration;
 - vii. graffiti on an building or other structure including a fence, that is visible to a person standing on an adjacent highway or parcel;
 - viii. demolition waste, construction waste or trade waste accumulated on a construction site;
 - ix. rubbish or recyclable material overflowing from or accumulated in the vicinity of any container or receptacle of any type situated on the premises; or
 - x. any other condition of disrepair, dilapidation or deterioration of the premises or any building or structure on the premises;
- (b) allow the accumulation of water on the premises;
 - (c) permit or allow an infestation of the premises by noxious or destructive rodents or insects;
 - (d) permit or allow the growth of noxious weeds or the accumulation of prunings, cuttings or other flammable material constituting a fire hazard; or
 - (e) cause, suffer or permit any nuisance on the premises.
5. An Inspector may, in writing, order an owner or occupier of premises to comply with this bylaw by taking such measures as are reasonably determined by the Inspector to be required to abate the condition that contravenes the bylaw, within the time specified in the order, and upon receiving such order the owner must comply with the order.
6. An order made under Section 5 may be delivered to the owner or occupier by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the premises that are the subject of the order, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Vacant Premises

7. Every owner of vacant premises in the City that consists of a lot with vacant buildings and/or structures shall, within 24 hours of the termination of the last lawful occupancy, make the premises secure against unauthorized entry or occupancy, intentional damage and any other condition constituting a fire hazard and/or nuisance by:
- (a) affixing solid barriers to doors, windows and other points of ingress using installation methods and materials that effectively preclude entry, according to Schedule A of this bylaw, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way; and
 - (b) installing security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or

compromised in any way. Security fencing shall consist of chain link fencing, or temporary security or construction fencing may be used for vacant premises that are the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, for a maximum of three (3) years from the date of last lawful occupancy;

- (c) the Inspector may also require:
 - i. installing a security alarm and monitoring system complying with all applicable City bylaws;
 - ii. employing security guards on a regular and frequent basis;
 - iii. exterior lighting that does not shed direct light on any neighbouring premises; and
 - iv. other security measures or devices as required.

8. Every owner of vacant premises in the City that consists of a lot without vacant buildings and/or structures shall make the premises secure against unauthorized entry or occupancy, intentional damage and any other condition constituting a fire hazard and/or nuisance:

- (a) for lots that are the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, installing security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way. Security fencing shall consist of chain link fencing, or temporary security or construction fencing may be used for a maximum of three (3) years from the date of application approval, adoption or issuance, as applicable.

- (b) the Inspector may also require:
 - i. for lots that are not the subject of a subdivision, rezoning, development permit, building permit or demolition permit application, installing chain link security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way;
 - ii. installing a security alarm and monitoring system complying with all applicable City bylaws;
 - iii. employing security guards on a regular and frequent basis;
 - iv. exterior lighting that does not shed direct light on any neighbouring premises; and
 - v. other security measures or devices as required.

9. Section 7a applies to every building or structure that is accessory to a vacant building, including any garage, garden shed or other structure that can reasonably be expected to present a fire hazard if occupied unlawfully.

10. Section 7a applies to every building or structure that has been damaged by fire or any other cause to the point that it cannot safely be occupied.

11. Every owner of vacant premises in the City that have been damaged by unauthorized entry or occupancy must promptly effect such repairs as are required to make the premises secure against further entry or occupancy and mitigate any fire hazard.

12. Sections 7a and 10 do not apply in respect of premises for which the City has issued a demolition permit, provided that the building is demolished within 24 hours of the issuance of the permit.

13. An Inspector may require an owner of an unoccupied building, which has no current lawful occupation, tenancy and use and is undergoing a change in ownership, tenancy, use and/or repair/renovation, is connected to site services and is intended to be reoccupied with a lawful tenancy, to install security fencing that effectively precludes entry, according to Schedule B of this bylaw, and reinstate such fencing immediately upon becoming aware that the fencing has been removed, damaged or compromised in any way. The Inspector may also require the affixing solid barriers to doors, windows and other points of ingress using installation methods and materials that effectively preclude entry, according to Schedule A of this bylaw, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way.
14. An Inspector may, in writing, order an owner of vacant premises or unoccupied building to comply with this bylaw by taking measures described in Section 7, 8, 11 or 13, or other measures reasonably determined by the Inspector to be required to make the premises/building secure against unauthorized entry or occupancy, within the time specified in the order, and upon receiving such order the owner must comply with the order.
15. An order made under Section 14 may be delivered to the owner by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the unoccupied premises, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Inspections and Inspection Fees

16. An Inspector may enter on any land at reasonable times and in a reasonable manner to inspect the land to determine whether the condition of the land and any buildings and structures on the land complies with this bylaw.
17. No person shall obstruct or interfere with an Inspector in the performance of duties under this bylaw, or any employee of the City or contractor engaged by the City to perform work under this bylaw on default of the owner or occupier.
18. In making an order under Section 5 or 14, the Inspector must specify a time for compliance that is reasonable in view of the condition of the premises and the time that is required to carry out the work required by the order.
19. If an Inspector issues an order under Section 5 or 14, the owner or occupier must advise the Inspector when compliance with the order has been effected, and the Inspector may inspect the premises to confirm such compliance.
20. If the Inspector requires an inspection under Section 19, the owner must pay in advance the inspection fee set out in the Fees and Charges Bylaw, which fee is imposed in respect of both the inspection that preceded the making of the order and the inspection that confirms compliance with the order.

City Action on Default

21. An order made under Section 5 or 14 must specify that if the person to whom the order is addressed fails to comply with the order within the time specified in the order, the City may without further notice enter on the land and perform the work required by the order, at the cost of the owner of the land.
22. Upon the failure of an owner or occupier to comply with an order made under Section 5 or 14 within the time specified in the order, the City may without further notice enter

- on the land and perform the work required by the order, at the cost of the owner of the land.
23. The City may not perform work under Section 22 in relation to an order that has been delivered to an occupier of premises unless a copy of the order was also delivered to the owner.
 24. The City may not perform work under Section 22 in relation to an order of which oral notice was given, until the owner has been provided written confirmation of the order.
 25. The City may, if an owner has not paid the City its cost in undertaking work under Section 22 by December 31 in the year in which the work was performed, recover the cost from the owner in the manner authorized by Section 258 of the *Community Charter*.
 26. If the Inspector is not, having made reasonable efforts, able to locate an owner for the purpose of providing notice of an order under Section 14 or Section 22, the City may perform work under Section 22 at the cost of the owner as if the owner had been notified and had not complied with the order, provided that the City may not incur costs under this Section in excess of \$5000.

The City may seek a remedial action to remedy a hazardous condition and/or declared nuisance, under the authority of the *Community Charter*, as amended from time to time.

Penalties and Enforcement

27. The maximum penalty for a contravention of this bylaw, upon conviction of an offence under the *Offence Act*, is \$10,000.00.
28. Each day on which a contravention of this bylaw continues constitutes a separate offence.

Interpretation

29. In this bylaw,

Discarded material includes, for the purposes of Section 4(a)(i), material having little or no economic value that is accumulated or stored and includes without limitation used lumber or other building supplies, newspapers, household appliances, plumbing fixtures or furniture or the parts of any of them, and broken or unused equipment of any kind.

Graffiti does not include any mural or similar graphic design authorized by the City to be placed on City property.

Inspector means the Bylaw Enforcement Officer, Chief Building Inspector, and any other person designated by the Council to administer this bylaw, and includes, for the purposes of Section 14 of this bylaw, the Fire Chief as defined in Fire Protection and Safety Bylaw, 2026, No. 3300.

Noxious weed means a weed designated under Section 2 of the Weed Control Regulation B.C. Reg. 66/85 under the *Weed Control Act*.

Owner includes, in relation to any provision of this bylaw that requires notice to be given to an owner in respect of any parcel of land, a representative of the owner who has been authorized by the owner, in writing, to deal with the City with respect to matters involving

that parcel, or with respect to matters involving any of that owner's parcels of land within the City.

Recreational vehicle includes a travel trailer, tent trailer, fifth wheel trailer, camper whether mounted on a vehicle or not, park model recreational vehicle and motor home.

Rubbish includes without limitation household or garden waste of any kind whether mixed with soil or not; incinerator ash; used or broken glass; recyclable material of any kind that is not being stored at a recycling facility or depot; and barrels, boxes, crates, totes and other containers.

Vacant premises include a lot, building or other structure in which lawful occupancy has ceased and the condition of the premises may be in a derelict state or state of disuse, and is not suitable for human habitation or other occupancy that is normally permitted, and which may or may not have had site services intentionally disconnected and may or may not be the subject of a subdivision, rezoning, development permit, building permit or demolition permit application. Site services include but are not limited to water, sewer, storm sewer, gas, hydro/electrical, and telecommunications.

READ A FIRST, SECOND AND THIRD time this -- day of --, --.

ADOPTED on the -- day of --, --.

MAYOR

CORPORATE OFFICER

SCHEDULE A: VACANT PREMISES SECURING REQUIREMENTS

Securing Measures:

- All openings in the basement, first floor doors and windows, and any point of entry accessible from a porch, fire escape or other potential climbing point shall be barricaded with plywood, 2 x 4 braces, carriage bolt sets, and nails. Particle board, wafer board, Masonite, or other similar material shall not be used for purposes of boarding up a building.
- Openings that are 10' from ground level which are not accessible from a porch, fire escape, roof or other climbing point do not need to be secured unless any of the following conditions exists:
 - (a) openings are unlockable, or (b) openings are visibly broken or damaged. Where (a) or (b) are met, the openings may be secured from within the structure with a single piece of plywood.
- Where the structural or environmental conditions exists and it is not safe to secure the opening from the inside, the opening shall be secured from the exterior with the plywood fitted flush and tight to the perimeter, rests snugly against the exterior frame butting up to the siding on wood frame building, or in the case of brick buildings, up to the brick molding edge.
- All secured exterior openings (windows and doors) will be painted flat black in colour, as required by the Inspector.
- The structure shall be posted with a NO TRESPASSING sign at the completion of the board-up.
- Contact the Langley City Fire Rescue Service for an inspection of installed security measures. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

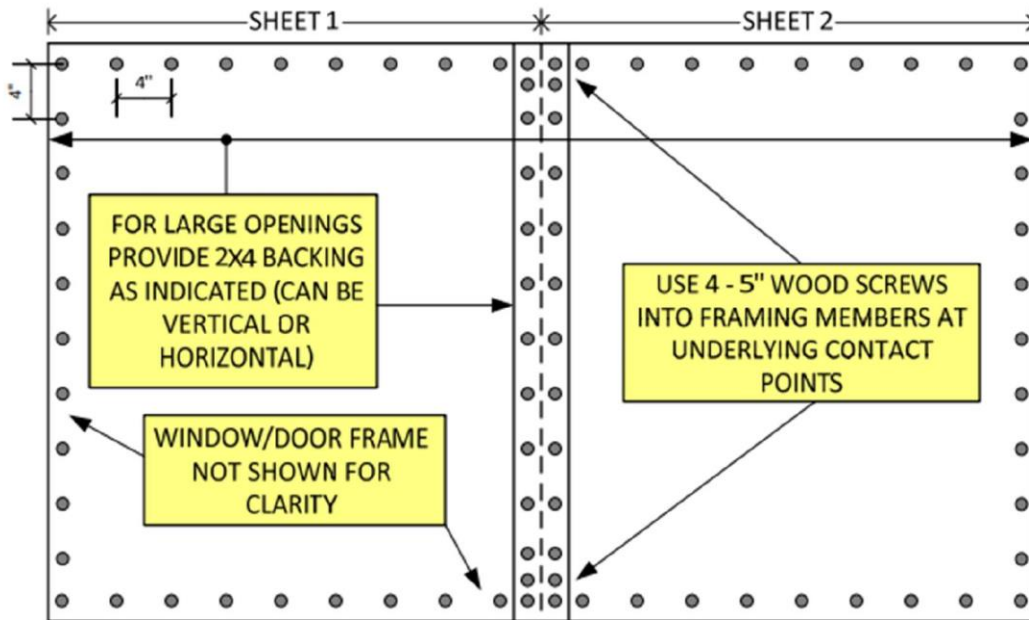
Required Materials:

1. 5/8" plywood.
2. Braces – 2 x 4 lumber.
3. 3" wood screws for securing plywood to building frame.
4. 5" wood screws for securing 2 x 4 bracing to building frame.

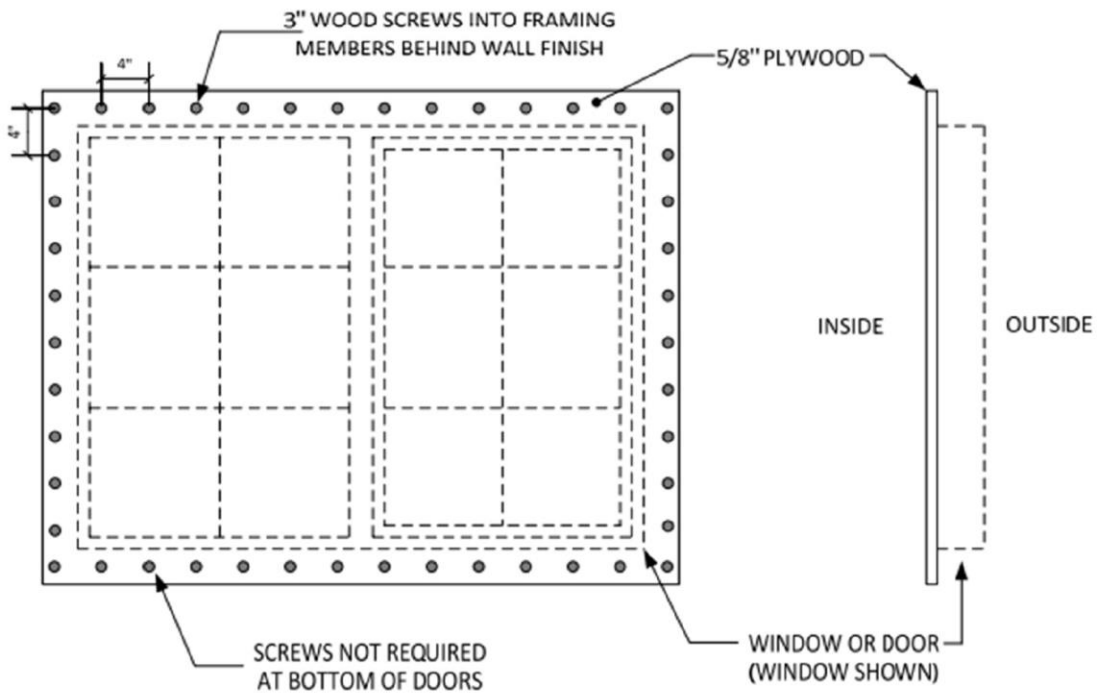
Barrier Assembly:

1. Applying barriers is accomplished with carpenters and appropriate tools and supplies.
2. Plywood shall be cut to fit over the window and door openings, so that the outside edges extend past the underlying building framing members.
3. Plywood shall be installed on the interior side of the opening.
4. 2 x 4 braces, when required, shall be cut to fit the horizontal or vertical dimension of the plywood.
5. All plywood edges shall be secured into building framing members with 3" wood screws at 4" on centre.
6. 2 x 4 bracing ends shall be secured into building framing members with 4 - 5" wood screws. For buildings that require access by authorized personnel, a single door that is visible from the street may be secured using a solid core wood or steel door. There shall be no windows or other openings in this door. The door shall be securely locked using a padlock and hasp assembly that is bolted through the door. The lock loop portion of the hasp is attached to the door frame using a minimum of 3-inch-long wood screws.

SECURITY DETAILS - LARGE OPENINGS



SECURITY DETAILS - SMALL OPENINGS



SCHEDULE B: VACANT PREMISES FENCING REQUIREMENTS

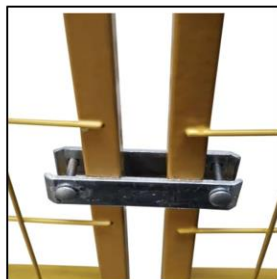
Security Fencing Requirements:

For premises that are using temporary or chain-link fencing as permitted by this bylaw, the following requirements must be met at installation and maintained throughout the entire time period that the fencing is used to secure the premises from unauthorized entry.

- Fencing shall be a minimum of 6 feet or 1.8 m in height along the entire length of the fencing, and have at least one locked or bolted gate or access point into the premises for maintenance and inspection purposes.
- Fencing shall create a continuous, upright and level barrier that encircles and discourages unauthorized entry to the premises and all structures.
- Fencing shall be placed along applicable property lines wherever possible.
- Temporary fencing panels shall be connected together at a minimum of two points (including the top and midpoint of panels), and fence panels shall be bolted together with nuts mounted on the inside of the fence.
- Cross section fence panels shall be installed between temporary fencing panels or sections of temporary fence panels, located within the fence line and on the subject premises and as required to provide lateral stability, to ensure the fence stays upright and connected during inclement weather or disturbance.
- Chain link fencing shall be installed with concrete fence post foundations.
- A NO TRESSPASSING sign(s) shall be posted on each fence segment that fronts a City street or other public right-of-way.
- Contact the Langley City Fire Rescue Service for an inspection of installed fencing. Inspections can be requested at 604-514-2880 or via email at fireinfo@langleycity.ca, and photographic proof of completion must be provided.

Required Fencing Materials:

- Chain link fencing minimum standard is galvanized steel mesh and posts, unless otherwise specified by the Inspector.
- Temporary fencing shall consist of 'see through' steel mesh fence panels. Examples include temporary fencing typically used for securing construction and event sites.



Temporary fence panels shall be connected at the top of fence panels and bolted together at the midpoint, between the top and bottom, of the panels.



Cross panels shall be used to provide lateral stability for temporary fence panels.



COMMUNITY STANDARDS BYLAW, 2018, No. 3075

A Bylaw to regulate, prohibit and impose requirements in relation to the use of public places and the protection and enhancement of the well-being of the community.

DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

Consolidated as of June 14, 2021

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1, 2021, No. 3153	Remove redundant wording related to the Municipal Ticket Information System Bylaw

CITY OF
LANGLEY



EXPLANATORY MEMO

COMMUNITY STANDARDS BYLAW, 2018, No. 3075

PURPOSE:

The purpose of Bylaw No. 3075 is to consolidate in a single bylaw, and make consistent, provisions previously contained in the Community Standards Bylaw adopted in 2004; the Abandoned Properties Bylaw adopted in 2014; and one section of the Fire Protection and Safety Bylaw that deals with abandoned buildings. The bylaw establishes community standards for the upkeep and maintenance of properties and for the securing of abandoned buildings from unauthorized entry and occupancy. A consistent procedure is provided for giving notice of bylaw contraventions to owners and occupiers, following up with inspections and direct City action if necessary, and recovery of costs incurred from owners via the property tax procedure.



Community Standards Bylaw, 2018, No. 3075

A Bylaw to regulate, prohibit and impose requirements in relation to the use of public places and the protection and enhancement of the well-being of the community.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

Title

1. This bylaw may be cited as the “Community Standards Bylaw, 2018, No. 3075”.

Repeal

2. The following are repealed:
 - (a) City of Langley Abandoned Properties Bylaw, 2014, No. 2922;
 - (b) Community Standards Bylaw, 2003, No. 2487; and
 - (c) Section 10 of Fire Protection and Safety Bylaw, 2009, No. 2784 and the definition of “Vacant Premises” in Section 2 of the bylaw.

Public Places

3. No person shall do any of the following on any highway or in any other public place:
 - (a) deposit any rubbish, debris or other discarded or recyclable materials except in a container provided and placed by the City for that purpose;
 - (b) foul or pollute any water body;
 - (c) place graffiti on or otherwise damage or deface any wall, building, fence, sign, bench, sculpture, water fountain or other structure or any sidewalk or pavement; or
 - (d) post or affix to any building or other structure, fence or utility pole any bill, poster, placard, notice or advertisement without the written permission of the City.

Nuisances on Private Property

4. No person shall, being the owner or occupier of premises in the City, do any of the following:
 - (a) allow the premises to become or remain unsightly, and for this purpose any of the following is deemed to render premises unsightly:

- i. the storage, location or accumulation of rubbish, debris or any other discarded materials so as to be visible to a person standing on an adjacent highway or parcel;
 - ii. the exterior storage or parking of dilapidated motor vehicles, recreational vehicles, vessels of any kind or other equipment or machinery, or parts
 - iii. not more than one unlicensed or uninsured motor vehicle may be stored or parked on any parcel of land. ;
 - iv. landscaping or other vegetation that is dead, diseased, damaged, or unsightly as a result of lack of maintenance or uncontrolled growth;
 - v. an area of grass or other vegetation that exceeds 30 cm in height and is unkempt or unmaintained;
 - vi. fencing that has not been maintained and that is characterized by rot, corrosion, breakage, collapse, impact damage, peeling of paint or other evidence of physical deterioration;
 - vii. graffiti on a building or other structure including a fence, that is visible to a person standing on an adjacent highway or parcel;
 - viii. demolition waste, construction waste or trade waste accumulated on a construction site;
 - ix. rubbish or recyclable material overflowing from or accumulated in the vicinity of any container or receptacle of any type situated on the premises; or
 - x. any other condition of disrepair, dilapidation or deterioration of the premises or any building or structure on the premises;
- (b) allow the accumulation of water on the premises;
- (c) permit or allow an infestation of the premises by noxious or destructive rodents or insects;
- (d) permit or allow the growth of noxious weeds or the accumulation of prunings, cuttings or other flammable material constituting a fire hazard; or
- (e) cause, suffer or permit any nuisance on the premises.
5. An Inspector may, in writing, order an owner or occupier of premises to comply with this bylaw by taking such measures as are reasonably determined by the Inspector to be required to abate the condition that contravenes the bylaw, within the time specified in the order, and upon receiving such order the owner must comply with the order.
6. An order made under Section 5 may be delivered to the owner or occupier by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the premises that are the subject of the order, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Unoccupied Buildings

7. Every owner of premises in the City that are unoccupied shall, within 24 hours of the termination of the last lawful occupancy of the building and, where a building permit is required for the work, within 24 hours of the issuance of the permit, make the premises secure against unauthorized entry or occupancy, intentional

damage and any other condition constituting a fire hazard by one or more of the following methods:

- (a) affixing solid barriers to doors, windows and other points of ingress using materials and installation methods that effectively preclude easy entry, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way;
 - (b) installing security fencing or other perimeter barriers that effectively preclude entry, and reinstate such barriers immediately upon becoming aware that they have been removed, damaged or compromised in any way;
 - (c) installing a security alarm system complying with all applicable city bylaws;
 - (d) employing security guards on a regular and frequent basis; or
 - (e) utilizing or installing such other security measures or devices as the Inspector may approve, including without limitation the installation of exterior lighting that does not shed direct light on any neighbouring premises.
8. Section 7 applies to every building or structure that is accessory to an unoccupied building, including any garage, garden shed or other structure that can reasonably be expected to present a fire hazard if occupied unlawfully.
 9. Section 7 applies to every building or structure that has been damaged by fire or any other cause to the point that it cannot safely be occupied.
 10. Every owner of unoccupied premises in the City that have been damaged by unauthorized entry or occupancy must promptly effect such repairs as are required to make the premises secure against further entry or occupancy and mitigate any fire hazard.
 11. Sections 7 and 10 do not apply in respect of premises for which the City has issued a demolition permit, provided that the building is demolished within 48 hours of the issuance of the permit.
 12. An Inspector may, in writing, order an owner of unoccupied premises to comply with this bylaw by taking measures described in Section 7 or 10, or other measures reasonably determined by the Inspector to be required to make the premises secure against unauthorized entry or occupancy, within the time specified in the order, and upon receiving such order the owner must comply with the order.
 13. An order made under Section 12 may be delivered to the owner by any method that the Inspector determines will give the owner actual notice of its contents, including mail, facsimile transmission, email, courier, and personal service, and in the case of an imminent hazard to persons or property, including the unoccupied premises, may provide oral notice of the order by telephone or in person, as long as the order is subsequently confirmed in writing.

Inspections and Inspection Fees

14. An Inspector may enter on any land at reasonable times and in a reasonable manner to inspect the land to determine whether the condition of the land and any buildings and structures on the land complies with this bylaw.
15. No person shall obstruct or interfere with an Inspector in the performance of duties under this bylaw, or any employee of the City or contractor engaged by the City to perform work under this bylaw on default of the owner or occupier.

16. In making an order under Section 5 or 12, the Inspector must specify a time for compliance that is reasonable in view of the condition of the premises and the time that is required to carry out the work required by the order.
17. If an Inspector issues an order under Section 5 or 12, the owner or occupier must advise the Inspector when compliance with the order has been effected, and the Inspector may inspect the premises to confirm such compliance.
18. If the Inspector requires an inspection under Section 17, the owner must pay in advance the inspection fee set out in the Fees and Charges Bylaw, which fee is imposed in respect of both the inspection that preceded the making of the order and the inspection that confirms compliance with the order.

City Action on Default

19. An order made under Section 5 or 12 must specify that if the person to whom the order is addressed fails to comply with the order within the time specified in the order, the City may without further notice enter on the land and perform the work required by the order, at the cost of the owner of the land.
20. Upon the failure of an owner or occupier to comply with an order made under Section 5 or 12 within the time specified in the order, the City may without further notice enter on the land and perform the work required by the order, at the cost of the owner of the land.
21. The City may not perform work under Section 20 in relation to an order that has been delivered to an occupier of premises unless a copy of the order was also delivered to the owner.
22. The City may not perform work under Section 20 in relation to an order of which oral notice was given, until the owner has been provided written confirmation of the order.
23. The City may, if an owner has not paid the City its cost in undertaking work under Section 20 by December 31 in the year in which the work was performed, recover the cost from the owner in the manner authorized by Section 258 of the *Community Charter*.
24. If the Inspector is not, having made reasonable efforts, able to locate an owner for the purpose of providing notice of an order under Section 12 or Section 21, the City may perform work under Section 20 at the cost of the owner as if the owner had been notified and had not complied with the order, provided that the City may not incur costs under this Section in excess of \$5000

Penalties and Enforcement

25. The maximum penalty for a contravention of this bylaw, upon conviction of an offence under the *Offence Act*, is \$10,000.00.
26. Each day on which a contravention of this bylaw continues constitutes a separate offence.

Interpretation

27. In this bylaw,

Discarded material includes, for the purposes of Section 4(a)(i), material having little or no economic value that is accumulated or stored and includes without limitation used lumber or other building supplies, newspapers, household appliances, plumbing fixtures or furniture or the parts of any of them, and broken or unused equipment of any kind.

Graffiti does not include any mural or similar graphic design authorized by the City to be placed on City property.

Inspector means the Bylaw Enforcement Officer, Chief Building Inspector, and any other person designated by the Council to administer this bylaw, and includes, for the purposes of Section 12 of this bylaw, the Fire Chief as defined in Fire Protection and Safety Bylaw, 2009, No. 2784.

Noxious weed means a weed designated under Section 2 of the Weed Control Regulation B.C. Reg. 66/85 under the *Weed Control Act*.

Owner includes, in relation to any provision of this bylaw that requires notice to be given to an owner in respect of any parcel of land, a representative of the owner who has been authorized by the owner, in writing, to deal with the City with respect to matters involving that parcel, or with respect to matters involving any of that owner's parcels of land within the City.

Recreational vehicle includes a travel trailer, tent trailer, fifth wheel trailer, camper whether mounted on a vehicle or not, park model recreational vehicle and motor home.

Rubbish includes without limitation household or garden waste of any kind whether mixed with soil or not; incinerator ash; used or broken glass; recyclable material of any kind that is not being stored at a recycling facility or depot; and barrels, boxes, crates, totes and other containers.

READ A FIRST, SECOND AND THIRD time this 9th day of July, 2018.

ADOPTED on the 23rd day of July, 2018.



MAYOR



CORPORATE OFFICER

AFFORDABLE HOUSING RESERVE FUND BYLAW, 2026, No. 3320

Prepared by:



Carl Johannsen, RPP, MCIP
Director of Development Services

Reviewed by:



Francis Cheung, P.Eng.
Chief Administrative Officer



EXPLANATORY MEMO

AFFORDABLE HOUSING RESERVE FUND BYLAW, 2026, No. 3320 AFFORDABLE HOUSING RESERVE FUND POLICY CO-89

***This memo was initially presented at the March 23, 2026 Committee of the Whole (COW) meeting, for Council review and feedback. The content of this memo still applies to the proposed Bylaw and Policy, and based on feedback received, these updates have been made to the proposed Bylaw No. 3320 and Council Policy CO-89 and are reflected in the below memo:

1. The review period for cash-in-lieu rates in Section 3 of Bylaw 3320 has been updated to 'on an annual basis' (instead of 'at least once every two years');
2. The wording of section 4 in Bylaw 3320 has been updated to closely align with the Sections 482.3 (8) and 482.91 (6) in the Local Government Act , which describe how reserve funds are to be spent. Sections 4(a) and 4(b) of Bylaw 3320 enable the potential use of AHRF funds to purchase/provide land and/or floorspace for affordable housing units, fund the fees, charges and contributions that apply to affordable housing applications, and provide pre-development funding for affordable housing applications, as noted at the March 23, 2026 COW meeting.
3. Section 2 in Council Policy CO-89 has been updated to align with the updated Section 4 in Bylaw 3320, in manner that flows from more general to specific AHRF funding eligibility requirements for affordable housing units;
4. Section 2 in Council Policy CO-89 has also been updated to include a list of affordable housing options that AHRF funds should be prioritized for, based on the OCP and Housing Needs Report. This prioritization does not eliminate other affordable housing options from Council's consideration (nor is the list presented in order of priority);
5. Adding a new Section 4 in Council Policy CO-89 that notes that an annual report is required to be presented to Council that includes details on AHRF fund balance, and the amount of new inclusionary and density bonusing units or cash-in-lieu that has been created or contributed to the AHRF, and how the AHRF has been used in the preceding year.

Bylaw 3320 is being presented for three readings at the April 13 Regular Council meeting, and Council Policy CO-89 is accompanying Bylaw 3320 in draft form; should Bylaw 3320 receive 3 readings and then be adopted by Council, Council Policy CO-89 may be considered for approval by Council at that time.

Explanatory Memo

This memo provides an overview of the proposed 1). Affordable Housing Reserve Fund (AHRF) Bylaw No. 3320 and 2). draft Affordable Housing Reserve Fund (Deposits and Use of Funds) Council Policy CO-89.

This Bylaw and draft Policy are being brought forward to meet *Local Government Act* (LGA) requirements and provide Council with a reserve fund that can be used to help fund the creation of new affordable housing units in the community, in partnership with non-profit housing societies and senior governments.

The AHRF Bylaw and Policy are also considered to be ‘initial steps’, which are intended to be reviewed and updated by Council from time-to-time, to meet the City’s evolving affordable housing needs and local development and market conditions.

1. Affordable Housing Reserve Fund (AHRF) Bylaw No. 3320

Based on Section 188 of the *Community Charter* and Section 482.3 and Section 482.91 of the LGA, the establishment of the AHRF is necessary for the City to receive cash-in-lieu funds from development applications that are required to provide these funds through the density bonusing and inclusionary housing requirements in the Zoning Bylaw (Section 2.6). The AHRF will also enable Council to direct other funds to the AHRF, which combined with the cash-in-lieu funds noted above can be used by Council to help create new affordable housing units in the City.

The AHRF Bylaw defines affordable housing units and how AHRF funds could be used, to contribute towards the capital costs of providing, constructing, altering, or expanding affordable housing units and the principal and interest costs associated with debt incurred by the City for such costs; and also contribute funding to a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, for the purpose of providing, constructing, altering, or expanding affordable housing units.

LGA Sections 482.3 and 482.91 define capital costs as including planning, engineering, legal costs, and interest costs that are directly related to providing, constructing, altering or expanding affordable housing units.

This Bylaw also identifies the cash-in-lieu rates, that reflect the current estimated capital costs for constructing wood-frame and non-combustible construction in the City, as required by the LGA. The Bylaw also includes a clause noting that the City will review and if necessary amend these cash-in-lieu rates on an annual basis, so these rates best reflect local development and market conditions.

2. Affordable Housing Reserve Fund (Deposits and Use of Funds) Council Policy CO-89

This proposed Council Policy is intended to further identify how the Affordable Housing Reserve Fund (AHRF) may be used by Council to create new affordable housing units,

what housing units are eligible, and the process by which an applicant can request the use of AHRF funds.

The Council Policy implementation section includes specific details about what qualifies as an affordable housing unit (page 2 of the Policy), including type, tenure and target affordability levels, and that these units are to be delivered in a partnership model by way of the units being managed, controlled and/or owned by a non-profit housing society, public authority or senior government agency (regional, Provincial, Federal) in order to qualify for AHRF funds.

The Policy also expands on the AHRF Bylaw by providing additional guidelines that Council may consider when using the AHRF, including how AHRF funds could be allocated to one or more qualifying development applications, how much of the AHRF could be used for a specific application, how to potentially prioritize AHRF allocations amongst multiple applications and a list of affordable housing priorities (based on the City's OCP and Housing Needs Report).

Section 3 of the Policy includes parameters on how an applicant can request the use of AHRF funds, along with an outline of typical AHRF application processes. Applicants will be required to identify specific capital cost-related items for AHRF assistance (i.e. land/equity, funding fees/charges etc.) and support this request with an accompanying financial analysis, for review by staff and then consideration by Council as a part of a rezoning and/or Development Permit application.

Section 4 of the Policy highlights that according to LGA Sections 482.6 and 482.94, the City is required to create an annual report that details the number of affordable housing units (with issued building permits) that have been created through inclusionary zoning or density bonusing requirements, how much cash-in-lieu funding has been placed into the AHRF, and how AHRF funds have been used over the course of a calendar year.



AFFORDABLE HOUSING RESERVE FUND BYLAW, 2026, No. 3320

A Bylaw to adopt the City of Langley Affordable Housing Fund Bylaw, 2025, No. 3320.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

1. This bylaw shall be cited as the “City of Langley Affordable Housing Reserve Fund Bylaw, 2026, No. 3320”.

2. General Provisions

1. The following term has the following meaning in this bylaw:
 - a. “Affordable Housing Units” means, and according to Council policy as amended from time to time, below market, non-market, subsidized and special needs housing units that are managed, controlled and/or owned by a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, and secured by a Housing Agreement on property title.
2. Pursuant to Section 188 of the *Community Charter* and Section 482.3 and Section 482.91 of the *Local Government Act*, Council hereby establishes the Affordable Housing Reserve Fund (AHRF), to receive funds as directed by Council from time to time, and to receive cash-in-lieu funds based on the cash-in-lieu rates in this bylaw, from development applications that are subject to density bonus and inclusionary housing requirements in the City’s Zoning Bylaw.
3. Based on Sections 482.3(3) and 482.91(3) of the *Local Government Act*, the below cash-in-lieu rates reflect current estimated capital costs for constructing proposed residential apartment dwelling developments in the City of Langley. The method for determining the current estimated capital costs is to apply the then current cost of construction per square meter / square foot to proposed developments. Estimated cost of construction will differentiate between wood frame and non-combustible material buildings. The City will review and if necessary amend this bylaw to update these rates to best reflect local development and market conditions, on an annual basis from the date of approval of the current rates in this bylaw.


- a. Cash-in-Lieu Rates (according to construction material)
 - i. Wood frame: \$4304 per square metre / \$400 per square foot;
 - ii. Non-combustible: \$5380 per square metre / \$500 per square foot.
- 4. Based on Section 482.3 (8) and 482.91(6) of the *Local Government Act*, applicable Council policy and subject to Council's consideration, AHRF funds and the interest on these funds are to be used to fund the following:
 - a. capital costs of providing, constructing, altering, or expanding Affordable Housing Units, and principal and interest costs associated with debt incurred by the City for such costs; and
 - b. contributing funding to a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, for the purpose of providing, constructing, altering, or expanding Affordable Housing Units.

READ A FIRST, SECOND AND THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

	Title: Affordable Housing Reserve Fund (Deposits and Use of Funds)	Number: CO-89
	Authority: Council	Section: Development Services
	Date Adopted: April, 2026,	
	Historical Changes:	
	DRAFT	

Purpose and Scope:

The policy identifies how the Affordable Housing Reserve Fund (AHRF), established by Bylaw No. 3320, may be used by Council to help provide, create or improve affordable housing units in the City, in partnership with affordable housing providers, and the process by which an applicant can request the use of AHRF funds, for review by City staff and consideration by Council.

The definition of “Affordable Housing Units” in this policy includes below market, non-market, subsidized and special needs housing units that are managed, controlled and/or owned by a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, and secured by a Housing Agreement on property title.

Policy Statement:

The Official Community Plan (OCP) supports density bonusing and the creation of new affordable housing units in the community, and the *Local Government Act* (LGA) enables the use of density bonusing and inclusionary zoning by local governments to create new affordable housing units. Based on this the City’s Zoning Bylaw permits density bonusing and requires inclusionary housing, and the affordable rental units that are contained in bonus or inclusionary floorspace are to be rented at a minimum of 20% below local market rent and secured by a Housing Agreement for the life of the building these units are within.

The LGA enables applicants to provide a cash-in-lieu contribution, instead of including the required below market units in their development, if these contributions are provided to the City and deposited in an ‘affordable and special needs housing reserve fund’. These cash-in-lieu contributions, and the interest on them, can be used to:

- a. fund the capital cost of providing, constructing, altering or expanding Affordable Housing Units;
- b. pay the principal and interest on a debt incurred by a local government as a result of an expenditure for the capital cost of providing, constructing, altering or expanding Affordable Housing Units; and
- c. contribute to certain prescribed entities (including non-profit housing providers and other as listed in LGA Section 482.3 (8) and 482.91(6)) that are providing, constructing, altering or expanding affordable housing units.

These cash-in-lieu contributions are to be equivalent to the capital costs directly related to providing, constructing, altering or expanding affordable housing units, including planning, engineering, legal and interest costs.

The *Community Charter* also enables a local government to create an affordable and special needs housing reserve fund, to help fund the creation of new affordable housing units in the community. Revenue sources for this fund can include cash-in-lieu contributions, as described above, and other funds deposited into the fund as directed by Council from time to time. The implementation section of this policy provides additional details regarding funding sources and how the funds that are placed in the AHRF can be used.

Implementation:

1. Affordable Housing Reserve Fund Establishment

The AHRF was established by Bylaw No. 3320 on *date, year*. As per Bylaw 3320, the AHRF is to receive and hold cash-in-lieu contributions from applications subject to density bonusing and inclusionary housing requirements, according to the cash-in-lieu rates listed below, and to receive other funds as directed by Council from time to time from sources as deemed appropriate and consistent with the *Community Charter*. These fund sources may include revenue from land sales, fund transfers and Municipal and Regional District Tax (MRDT) revenue, among others. All funds that are placed into the AHRF are only to be used to help create new Affordable Housing Units in Langley City.

AHRF Cash-in-Lieu Rates (according to construction material):

- i. Wood frame: \$4304 per square metre / \$400 per square foot;
- ii. Non-combustible: \$5380 per square metre / \$500 per square foot.

2. How AHRF Funds May Be Used

Following AHRF Bylaw No. 3320, and subject to Council's consideration, the AHRF may be used to fund:

- a. capital costs of providing, constructing, altering, or expanding Affordable Housing Units, and principal and interest costs associated with debt incurred by the City for such costs; and
- b. contributing funding to a non-profit society, non-profit entity, public authority, senior government agency, or another body within the prescribed class of bodies, for the purpose of providing, constructing, altering, or expanding Affordable Housing Units.

To clarify, the AHRF Funds may be used to fund:

- a. the purchase or provision of land for Affordable Housing Units;
- b. the purchase or provision of floorspace for Affordable Housing Units;
- c. the fees, charges and contributions that apply to Affordable Housing Unit applications, as permitted by applicable City bylaws and policies, including but not limited to:
 - i. development application fees,

- ii. permit fees,
 - iii. inspection fees,
 - iv. amenity contributions, and
 - v. Development Costs Charges (DCCs); and
- d. the pre-development costs for Affordable Housing Unit development applications.

Based on OCP policy and the City's 2024 Interim Housing Needs Report, AHRF funding should also be prioritized for (list is not in priority order):

- seniors-focused housing units;
- Indigenous housing units;
- family and youth housing units (including for newcomers);
- special needs, accessible housing;
- co-op housing; and
- temporary shelter and transitional housing units.

Affordable Housing Unit Requirements

To be eligible for AHRF funding, units are to be managed, controlled and/or owned by a non-profit housing society, public authority or senior government agency (regional, Provincial, Federal), receive senior government funding, meet community needs, reflect OCP policies and follow these parameters:

- a. rental units are to be rented at a target rate of 20% below local market rent or lower. The local market rent value is to be determined by a development application-specific market rent appraisal, or using local CMHC average rents compared with current market rents and adjusted further to attain the 20% below market threshold (updated annually);
- b. price-controlled home ownership, limited equity and co-op units must be a part of a senior government and/or non-profit housing society affordable home ownership funded program;
- c. all Affordable Housing Units in bullets a. and b. of this section, should be secured by a Housing Agreement on title for the life of the building which the Affordable Housing Units are contained within.

Affordable Housing Units that meet the minimum density bonusing and inclusionary housing requirements in the Zoning Bylaw, or follow tenant relocation plans policy or bylaw requirements are not eligible for AHRF funding.

AHRF Fund Allocation and Balance

Council may choose to limit the amount of AHRF funds allocated to a specific development application, based on the current AHRF balance, and this policy may be updated in the future to identify specific allocation limits and/or scenarios. Although not obligated to do so, Council should aim to retain between 10% to 25% of the current AHRF balance at the time of when Council allocates AHRF funds to a specific development application, to retain a remainder AHRF balance that provides the possibility of responding to other smaller AHRF funding requests in the short term, and potentially larger fund requests in the long term,

assuming the AHRF balance grows through future deposits into the AHRF. In the case of multiple applications for AHRF funding, Council may choose to prioritize funds allocated to one development application over another application, based on this policy, the proposed level of affordability of dwelling units and community benefit, in terms of the proposed Affordable Housing Units meeting the housing needs identified in the OCP and the City's Housing Needs Report.

3. Requesting the Use of AHRF Funds

An applicant for a proposed development application with Affordable Housing Units, may make a request in writing to the City to use AHRF funds to assist in funding the capital cost of constructing these units. Notice of a pending request for AHRF assistance should be provided to City staff by the applicant during the pre-application process, and it is recommended that an official request be submitted by the applicant as a part of the official development application process, and be presented to Council prior to consideration of a rezoning bylaw adoption or Development Permit approval.

The applicant's request shall identify specific capital cost-related items for AHRF assistance (i.e. land/equity, funding fees/charges etc.) and be accompanied by a financial analysis that supports the request, for staff review and Council consideration. Staff will also inform the applicant, upon initial review of a request, of the feasibility of AHRF use based on this policy and AHRF fund balance at the time of the request. Additional requirements and procedures related to this may be included in this policy through future amendments and other City application guidelines and/or bylaw(s).

4. Annual Reporting

As required by Section 482.6 and 482.94 of the LGA, a publicly available annual report is to be presented to Council, prior to June 30 each year, that includes:

- how many Affordable Housing Units, with building permits issued for their construction, that have been created by inclusionary housing or density bonusing requirements in the preceding year;
- the total cash-in-lieu funds deposited into the AHRF in the preceding year;
- the total AHRF funds used to create Affordable Housing Units in the preceding year, and
- the balance in the AHRF at the start and at the end of the applicable year.

Council may use this report to evaluate the performance of applicable bylaws and policies, and consider potential updates as directed by Council.

References:

Policy Number:	CO-89
Policy Owner:	Development Services
Endorsed by:	
Final Approval:	
Date Approved:	
Revision Date:	
Amendments:	
Related Policies:	
Related Publications:	Official Community Plan Bylaw; Zoning Bylaw; Housing Needs Report



EXPLANATORY MEMO

Development Application Procedures Bylaw No. 3335

The purpose of this proposed bylaw is to establish updated development application procedures that build on the current Development Application Procedures Bylaw No. 3270, which was adopted in March 2024 to align with new Provincial housing legislation and modernize out-of-date practices.

With Bylaw No. 3270 primarily serving to comply with Provincial legislation, the proposed new Development Application Procedures Bylaw No. 3335 (attached to this agenda item) expands on this by streamlining smaller scale, simpler development applications and updating associated procedures while maintaining high standards for development. Bylaw No. 3270 is also attached for comparative reference.

The proposed Bylaw No. 3335 (the 'bylaw') adds to existing development and application types under staff approval authority (such as additions of 200 m² or less or R1 Zone subdivision) to streamline the processing of additional development forms and concentrate Council authority on larger scale, higher-impact developments, while maintaining design control in accordance with the City's Development Permit Area guidelines as established in the Official Community Plan (OCP). To ensure coverage of unique scenarios, staff retain the discretion to refer any application delegated to staff under the proposed bylaw to Council. Applicants similarly retain the full right to appeal a staff decision to Council.

The updates and accompanying rationale in Bylaw No. 3335 are summarized below.

1. Delegating approval of Development Permits to staff for simpler applications

Bylaw No. 3335 would give staff Development Permit approval authority for simpler types of development, namely for smaller residential (6 units or fewer), industrial (max. 2,000 m² floor area), and commercial (max. 1,000 m² floor area) projects outside of Downtown (*see Section 4.3 in proposed Bylaw 3335*). Development Permit delegation for non-residential subdivision and amendments to previously issued Development Permits is also proposed. These delegated projects would not go to the Advisory Design Panel (ADP) or Council (though staff would retain the right to refer projects to either) and would have application notice provided on the City website only (*Sections 4.5, 4.8, and 4.11 in Bylaw 3335*). Applicants could appeal staff decisions to Council (*Section 4.9 in Bylaw 3335*). Delegated

Development Permit applications associated with another application type requiring Council review (such as rezoning or major variances) would remain subject to Council approval.

The delegation of smaller residential Development Permits helps support efficient processing of plex-homes in line with the intent of Provincial SSMUH legislation while continuing to ensure new buildings meet the City's design guidelines in the OCP and integrate sensitively into their surroundings. Given their small size and relative simplicity to design and construct, plex-homes continue to see increased interest and are expected to make up a growing number of applications over time. Delegating these Development Permits to staff would reduce the processing time for applications that typically go to Council, and especially those that now go to ADP meetings, as the ADP only meets approximately once a month and can only review two development applications per meeting. At the same time, staff-delegated Development Permits would maintain the City's ability to exercise design control and ensure development remains of a high quality. This middle ground between Council-authorized Development Permits and not requiring Development Permits at all is particularly important for plex-homes or small-scale multi-unit housing (SSMUH), as it ensures these new housing forms blend into existing neighbourhoods in an attractive form. This approach will also reduce the overall time, number of steps, and cost of construction to allow a greater diversity of housing to come forward faster.

Delegating smaller commercial and industrial Development Permits to staff would similarly save ADP and Council capacity for more complex projects that benefit from greater review. Other than existing very minor exemptions, all C1 Zone projects would not be delegated to staff and would continue to be subject to ADP and Council review in recognition of the importance of full review in the Downtown.

2. Delegating minor Development Variance Permit (DVP or "variance") approval

As enabled by Section 498.1 of the *Local Government Act (LGA)*, minor variances are also proposed to be delegated to staff for approval (*Section 4.6 in Bylaw 3335*). This change is intended to complement the delegation of simpler Development Permits and further streamline the application process when only limited and justifiable variances are proposed.

Per the *LGA*, the definition of "minor" variances and the guidelines per which staff will consider applications must be set by bylaw. This subject bylaw proposes modest definitions in line with existing practices in other Metro Vancouver municipalities, with guidelines focused on existing City policies, neighbourhood context and character, and the City's urban forest and tree canopy, to support flexibility and efficiency while ensuring any more substantial variances continue to be fully subject to Council's authority (*Section 4.7 in Bylaw 3335*).

The proposed delegation of minor variances is expected to be particularly useful in accelerating the creation of new housing and achieving the City's tree canopy targets, as it would allow staff to be more flexible in guiding new home design in a way that can respond to irregular or challenging lots or mature trees and keep the process simple for builders while respecting City policies and local context.

3. Additional Updates

Land Use Contracts

With Land Use Contracts having been eliminated province-wide in July 2024, all references to them have been removed (*Section 5 in Bylaw 3270*).

Permit expiration and extension practices

Consistent with the delegation of select other application procedures, the subject bylaw proposes to give staff the ability to grant a single 12-month extension to development applications to be able to be more responsive to unique events affecting development timelines, such as the current market downturn (*Section 2.10 in Bylaw 3335*).

Removal of Committee of the Whole for all Development Variance Permits (DVPs)

While not technically required under the existing Bylaw No. 3270, the City's practice has been to hold Committee of the Whole meetings for DVPs to provide the public with an opportunity to provide input in relation to variance applications. As this is not statutorily required, and as the City does not hold public hearings for residential rezoning applications or Committee of the Whole meetings for any Development Permit applications, it is proposed that Committee of the Whole meetings also be removed for DVP applications, both "minor" and otherwise. In accordance with the LGA, and as done for residential rezonings, notice of application, including application signs, website posting, and mailouts to nearby properties, will continue to be provided for non-minor DVP applications.



**CITY OF LANGLEY
DEVELOPMENT APPLICATION PROCEDURES BYLAW**

NO. 3335

A Bylaw to establish procedures to amend the Official Community Plan or Zoning Bylaw and to issue a permit under Part 14 of the *Local Government Act*.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. TITLE

This bylaw shall be cited as the “Development Application Procedures Bylaw, 2026, No. 3335.”

2. GENERAL PROVISIONS

2.1 This Bylaw shall apply to

(a) Amendments to:

- (i) an Official Community Plan (OCP); and
- (ii) a Zoning Bylaw.

(b) Issuance of:

- (i) Development Permits; and
- (ii) Development Variance Permits.

2.2 In this Bylaw,

“Affected person” means a person who is an owner or occupier of real property or any part thereof which is:

- (a) the subject of the application; or
- (b) within a distance of 100 metres from any boundary of the real property which is the subject of the application.

“Applicant” means a person who is an owner or who is authorized in writing by the owner to act on the owner’s behalf.

“Application” means an application to do any of the items set out in this Bylaw.

“Application fee” means the application fee amount set out in the Fees and Charges Bylaw.

“City” means the City of Langley.

“Delegated Development Permit” means a Development Permit meeting the conditions described in Section 4.3 of this bylaw.

“Fees and Charges Bylaw” means the City of Langley’s Fees and Charges Bylaw in force and effect at that time, as amended from time to time.

“Local Government Act” or “LGA” means the Local Government Act, R.S.B.C. 1996, c. 323, and its amendments.

“Minor Development Variance Permit” means a Development Variance Permit meeting the conditions in Section 4.6 of this bylaw.

“Residential development” means a development with residential floor area composing 50 percent or more of the development’s total floor area.

“Subdivision and Development Servicing Bylaw” means the City of Langley’s Subdivision and Development Servicing Bylaw in force and effect at that time, as amended from time to time.

2.3 The following schedules are attached to and form part of this Bylaw:

- (a) Schedule “A” – Development Permit;
- (b) Schedule “B” – Development Variance Permit.

2.4 An applicant may apply to the City on the forms provided by the City to:

- (a) amend the Zoning Bylaw;
- (b) amend the OCP; or
- (c) issue a Development Permit or Development Variance Permit.

2.5 All applications will be accompanied by the required application fee and supporting information.

2.6 The application fee is non-refundable except when an application is refused by Council, prior to the publishing or delivery of any notice required to be given under this bylaw or the LGA, in respect of the application, or prior to consideration of first reading if no public hearing will be held, in which cases 50 percent of the application fee will be refunded to the applicant.

2.7 In accordance with the LGA, the City will mail or otherwise deliver a notice about the application to affected persons:

- (a) prior to the public hearing, in the case of an application involving a bylaw to amend the Official Community Plan, or an application involving a bylaw to amend the Zoning Bylaw for a non-residential development, or

- (b) prior to consideration of first reading for an application involving a bylaw to amend the Zoning Bylaw for a residential development that is consistent with LGA Section 464; or
- (c) prior to consideration of first reading for an application involving a bylaw to amend the Zoning Bylaw if Council has waived the public hearing according to LGA Section 464; or
- (d) prior to Council's consideration of a Development Variance Permit application.

2.8 Where an application made pursuant to this Bylaw has been refused, the City will notify the applicant in writing.

2.9 Any application that has been refused will not be considered again within a six-month period immediately following the date of refusal.

2.10 Any application which is not approved within 24 months of the date of application is deemed to have expired and requires the applicant to reapply. At the discretion of the Director of Development Services, applications may be granted a single 12-month extension.

3. ZONING AND OFFICIAL COMMUNITY PLAN BYLAW AMENDMENTS

3.1 Within 30 days of the City receiving an official complete development application that involves a bylaw to amend the OCP or the Zoning Bylaw, the applicant must post a development application notice sign(s) on the subject property that includes the following information, as applicable to the application type:

- (a) notifies the public of the application;
- (b) provides contact information for the applicant and the City;
- (c) identifies the date on which a public hearing will be held for a bylaw to amend the OCP or a bylaw to amend the Zoning Bylaw, or if no public hearing will be held, the date when council will consider first reading (and further readings, if applicable) of the amendment bylaw; and
- (d) directs the public to where application information and drawings can be viewed on the City's website and/or in person at City Hall.

3.2 The size, design, and wording of development application notice sign(s) must be approved by the City prior to the applicant posting the sign.

- (a) The City may require the applicant to post more than one (1) development application sign on the subject property, due to property size, configuration, multiple public road frontages, adjacent property conditions and unique property characteristics that may impede the visibility of a single notice sign.

3.3 Prior to the mailing or delivery of a notice of a public hearing for a bylaw to amend the OCP, or a bylaw to amend the Zoning Bylaw for a non-residential development application, Council may:

- (a) reject the application;
 - (b) refer the application back to staff for further study and report; or
 - (c) give first and second reading to the proposed amendment bylaw and proceed to public hearing.
- 3.3.1 After the public hearing is held, Council may:
- (a) reject the application;
 - (b) refer the application back to staff for further study and report; or
 - (c) give third reading to the proposed amendment bylaw with or without modifications imposed by Council.
- 3.4 Following the mailing or delivery of notice of first reading (and further readings, if applicable) of a bylaw to amend the Zoning Bylaw for a residential development application that is consistent with LGA Section 464, or for a bylaw to amend the Zoning Bylaw in which Council has waived the public hearing, Council may:
- (a) reject the application;
 - (b) refer the application back to staff for further study and report; or
 - (c) give first and further readings to the proposed amendment bylaw.
- 3.4.1 Council may give third reading of the proposed amendment bylaw with or without modifications imposed by Council.
- 3.5 Where a development servicing agreement is required in accordance with the Subdivision and Development Servicing Bylaw, the development servicing agreement shall be completed and signed by the applicant prior to the amendment bylaw being submitted to Council for fourth and final reading.
- 3.6 If the proposed amendment bylaw is submitted to Council for fourth and final reading, Council may either give fourth and final reading to the proposed amendment bylaw or refuse to do so.

4. DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS

- 4.1 For the purposes of this Part, all references to a Development Permit or Development Variance Permit will apply also to an amendment or cancellation of same.
- 4.2 Prior to commencing any development of land, the applicant must apply for and obtain:
- (a) a Development Permit; or
 - (b) a Development Variance Permit

unless the proposed development falls within the exception(s) set out in the OCP.

- 4.3 The authority of Council to approve a Development Permit for the following forms of development is delegated to the Director of Development Services, unless the

subject development is also associated with Hazard or Environmentally Sensitive Area Development Permit Area guidelines or another development application type that must be considered by Council under this bylaw:

- (a) Residential development with 6 dwelling units or fewer;
- (b) Development in the C2 and M1 zones with a gross floor area of 1,000 m² or less;
- (c) Development in the I1, I2, and I3 zones with a gross floor area of 2,000 m² or less;
- (d) Subdivision in non-residential zones; and
- (e) Development Permit amendments.

4.4 In issuing a Delegated Development Permit, the Director of Development Services has the authority to vary or supplement a land use regulation bylaw in accordance with Section 490 (1) of the *Local Government Act* and Section 4.6 of this bylaw.

4.5 Delegated Development Permit applications shall not be reviewed by the Advisory Design Panel (ADP), including those that may be referred to Council in accordance with Section 4.8 of this bylaw. However, the Director of Development Services retains discretion and authority to refer Delegated Development Permit applications to the ADP. In such case, a Delegated Development Permit application may then, but is not required to, be referred to Council by the Director of Development Services.

4.6 In accordance with Sections 498.1(1) and 498.1(2)(a) of the *Local Government Act*, a Development Variance Permit shall be considered a Minor Development Variance Permit and have approval authority delegated to the Director of Development Services if the requested variance(s) meets the following criteria:

- (a) It pertains to one or more of the following regulations and conditions:
 - i. Setbacks under the Zoning Bylaw, as follows;
 - 1. R1 zone: Reduced to be no less than R2 zone requirements or a 1.5 m rear setback for carriage homes;
 - 2. All other R zones: Any reduction, for accessory buildings only.
 - 3. All C, M, and I zones: Any reduction.
 - ii. Lot coverage under the Zoning Bylaw, as follows;
 - 1. R1 zone: Maximum 37% lot coverage;
 - 2. All C, M, and I zones: Maximum increase of 10 percentage points.
 - iii. Landscaping and screening under the Zoning Bylaw; and
 - iv. Off-street parking under the Zoning Bylaw, as follows:
 - 1. R1 zone: Maximum 1 space reduction, exclusively for the retention of significant trees;
 - 2. All other R zones: Maximum 10% reduction.
 - 3. All C, M, and I zones: Maximum 10% reduction.
- (b) It is not associated with another development application type that must be considered by Council under this bylaw;
- (c) It is consistent with the Official Community Plan; and

- (d) It does not pertain to any regulations under the Subdivision and Development Servicing Bylaw.
- 4.7 In accordance with Section 498.1(2)(b) of the *Local Government Act*, in considering a Minor Development Variance Permit application, the Director of Development Services shall consider the following guidelines:
- (a) Applicable City policies and guidelines;
 - (b) Neighbourhood context, including established neighbourhood character;
 - (c) Effects on the City's urban forest and tree canopy;
 - (d) Impacts to neighbouring properties; and
 - (e) Any other considerations that the Director of Development Services considers to be relevant or appropriate.
- 4.8 The Director of Development Services retains discretion and authority to refer Delegated Development Permit and Minor Development Variance Permit applications to Council.
- 4.9 Applicants for a Delegated Development Permit or a Minor Development Variance Permit are entitled to appeal a staff decision to Council.
- 4.10 Notwithstanding Section 4.6 of this bylaw, any Development Variance Permit application concerning a specific regulation or condition to which a variance had been considered by Council within the previous 12 months, whether as part of a Development Permit or Development Variance Permit application, shall not be considered to be a Minor Development Variance Permit application.
- 4.11 Within 30 days of the City receiving an official complete Development Permit or a Development Variance Permit application, except for Delegated Development Permit or Minor Development Variance Permit applications, the applicant must post a development application notice sign(s) on the subject property that:
- (a) notifies the public of the application;
 - (b) provides contact information for the applicant and the City;
 - (c) identifies the date in which Council will consider approval of the Development Permit or Development Variance Permit application; and
 - (d) directs the public to where application information and drawings can be viewed on the City's website and/or in person at City Hall.
- 4.12 If a Delegated Development Permit or Minor Development Variance Permit application is referred by the Director of Development Services to Council, a development application notice sign must be posted on the subject property a minimum of 10 calendar days before the application is considered by Council.
- 4.13 Within 30 days of the City receiving an official complete Development Permit or Development Variance Permit application, information on the application shall be published on the City's website.

- 4.14 The size, design, and wording of development application notice sign(s) must be approved by the City prior to the applicant posting the sign.
- (a) The City may require the applicant to post more than one (1) development application sign on the subject property, due to property size, configuration, multiple public road frontages, adjacent property conditions and unique property characteristics that may impede the visibility of a single notice sign.
- 4.15 After the mailing or delivery of a notice of consideration of a Development Variance Permit application by Council, Council may, by resolution:
- (a) authorize the issuance of a Development Variance Permit with or without conditions;
 - (b) refer the application back to staff for further study and report; or
 - (c) refuse to authorize the issuance of a Development Variance Permit.
- 4.16 When a Development Permit application is considered by Council, Council may, by resolution:
- (a) authorize the issuance of a Development Permit with or without conditions;
 - (b) refer the application back to staff for further study and report; or
 - (c) refuse to authorize the issuance of a Development Permit.
- 4.17 Where a development servicing agreement is required in accordance with the Subdivision and Development Servicing Bylaw, the development servicing agreement shall be completed and signed by the applicant prior to the Development Permit application being submitted to Council for approval.
- 4.18 The applicant must sign the Development Permit or the Development Variance Permit prior to issuance of the Development Permit or the Development Variance Permit.
- 4.19 Where a Development Permit or a Development Variance Permit includes the requirement to undertake landscaping as a condition of the issuance, the applicant shall provide security sufficient to cover the cost of installing the landscaping, the amount of which will be stated in the Development Permit or the Development Variance Permit.
- 4.20 Where a Development Permit or Development Variance Permit is issued, amended or cancelled, a notice shall be filed in the Land Title Office.

5. SEVERABILITY

If any part, section, clause or sub-clause of the Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it will be severed and the validity of the remaining provisions of this Bylaw will not be affected.

6. REPEAL

“Development Application Procedures Bylaw, 2024, No. 3270” and its Amendments are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME this twenty-third day of March, 2026.

ADOPTED this -- day of --, 2026.

MAYOR

CORPORATE OFFICER



DEVELOPMENT APPLICATION PROCEDURES BYLAW

NO. 3335

SCHEDULE "A"

DEVELOPMENT PERMIT NO.

This Permit is issued to:

as the owner (hereinafter called the "Permitee") and shall apply only to ALL AND SINGULAR that certain parcel of land situate in the City of Langley, in the Province of British Columbia and more particularly known and described as:

Legal Description:

Parcel Identifier:

Civic Address:

Roll No.:

(hereinafter called "the lands herein")

Purpose of Permit:

(hereinafter called "the works")

This Permit is issued subject to compliance with all of the bylaws of the City of Langley (hereinafter referred to as the "City), except as specifically varied or supplemented by this Permit.

The following terms and conditions shall apply to the development of the lands herein:

1. **Siting of Buildings and Structures**

All buildings and structures on the land herein shall be sited in accordance with the provisions of Zoning Bylaw 1996, No. 2100 and plans to attached hereto as **Schedule "A"** and forming part of this Permit.

2. **Form, Exterior Design and Finish of Buildings and Structures:**

All buildings and structures on the lands herein, including renovations and alterations thereto, shall be constructed in accordance with the plans to attached hereto as **Schedule "A"** and forming part of this Permit.

3. **Landscaping or Screening:**

Landscaping or screening or both shall be installed within twenty-four (24) months after the date of final approval of the subdivision in conformity with the plans to attached hereto as **Schedule "B"** and forming part of this Permit.

AND as security for the due and proper performance of the landscaping works, the Permittee shall, prior to the granting of a building permit for the proposed development, deposit with the City security in the amount of \$_____ in a form satisfactory to the City (hereinafter called the "security deposit").

AND the Permittee hereby further agrees and covenants with the City that in the event that the landscaping works are not completed as hereinbefore provided and within the terms herein provided, and if a building permit has been issued by the City authorizing construction of the development hereby authorized or any such part of development, that the City may, at its option, draw on the security deposit, enter upon the lands herein at reasonable times and in a reasonable manner and by its employees or other persons carry out and complete the landscaping works, and to recover the costs of so doing, including the cost of administration and supervision thereof, from the security deposit. In the event that the security deposit is not sufficient to cover the costs to the City, the Permittee agrees and covenants to pay the balance owing to the City forthwith upon receipt of its invoice.

Upon completion of the landscaping works to the satisfaction of the City, the City shall return ninety percent (90%) of the original security deposit remaining, if any, to the Permittee. A holdback of ten percent (10%) of the security amount, if any shall be held by the City for twenty four (24) months thereafter building permit issuance to guarantee satisfactory maintenance of the landscaping works by the Permittee over this period of time and shall be refunded to the Permittee at the end of the period, unless any expenditures made by the City on the maintenance of the landscaping works made necessary by the failure of the Permittee to properly perform. Refunds of the deposit herein shall only be made by the City upon satisfactory inspection by it and submission of certificates by the Permittee.

If the landscape design was produced by someone other than a registered BC Landscape Architect and the landscaping works are not completed as hereinbefore

provided and within the terms herein provided, and if a building permit has been issued by the City authorizing construction of the development hereby authorized or any such apart of development, the Permittee hereby agrees that the City may draw on the full amount of the security deposit to fund a City tree planting account, with no moneys returned to the Permittee.

4. **Construction:**

The works set forth in this Permit shall be provided, located and constructed in accordance with all applicable statutes, regulations and bylaws and according to engineering plans and specifications to be provided by the Permittee and approved by the City and all such works shall be carried out and completed to the satisfaction of the City.

AND in consideration of granting of this Permit by the City the Permittee hereby agrees and covenants with the City that it will carry out and complete all such works as are to be undertaken and will commence the development of the lands herein in conformity with all the terms and conditions with a period of **two (2) years after the date of this Permit.**

5. This Permit does not constitute a subdivision approval or a building permit.

6. AUTHORIZING RESOLUTION PASSED by the Council of the City of Langley on the _____ day of _____, _____.

7. IN WITNESS WHEREOF the parties hereto have hereunto executed this Permit which is hereby issued by the City the _____ day of _____, _____.

Party(ies) Signature(s)

)
)
Authorized Signatory)
)
)
_____)
Authorized Signatory)
)
The Corporate Seal of the CITY OF)
LANGLEY was hereunto affixed in the)
presence of:)
)
)
_____)
Director of Development Services)
)
)
_____)
Chief Administrative Officer)



DEVELOPMENT APPLICATION PROCEDURES BYLAW

NO. 3335

SCHEDULE "B"

DEVELOPMENT VARIANCE PERMIT NO.

This Permit is issued to:

as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR that certain parcel of land situate in the City of Langley, in the Province of British Columbia and more particularly known and described as:

Legal Description:

Parcel Identifier:

Civic Address:

Roll No.:

(hereinafter called "the lands herein")

Purpose of Permit:

(hereinafter called "the works")

This Permit is issued subject to compliance with all of the bylaws of the City of Langley (hereinafter referred to as the "City"), except as specifically varied or supplemented by this Permit.

The following terms and conditions shall apply to the development of the lands herein:

1. **Siting of Buildings and Structures**

The lands herein are zoned _____ pursuant to the City of Langley Zoning Bylaw, 1996, No. 2100. The City of Langley Bylaw, 1996, No. 2100 is hereby varied in respect of the lands herein as follows:

2. This Permit does not constitute a subdivision approval or a building permit.

3. AUTHORIZING RESOLUTION PASSED by the Council of the City of Langley on the _____ day of _____, _____.

4. IN WITNESS WHEREOF the parties hereto have hereunto executed this Permit which is hereby issued by the City the _____ day of _____, _____.

Party(ies) Signature(s)

)
)
)
Authorized Signatory)
)
)
_____)
Authorized Signatory)
)
The Corporate Seal of the CITY OF)
LANGLEY was hereunto affixed in the)
presence of:)
)
)
_____)
Director of Development Services)
)
)
_____)
Chief Administrative Officer)



**CITY OF LANGLEY
DEVELOPMENT APPLICATION PROCEDURES BYLAW**

NO. 3270

A Bylaw to establish procedures to amend the Official Community Plan, Zoning Bylaw or a Land Use Contract and to issue a permit under Part 14 of the *Local Government Act*.

The Council of the City of Langley, in open meeting assembled, enacts as follows:

1. TITLE

This bylaw shall be cited as the “Development Application Procedures Bylaw, 2024, No. 3270.”

2. GENERAL PROVISIONS

2.1 This Bylaw shall apply to

- (a) Amendments to:
 - (i) an Official Community Plan (OCP);
 - (ii) a Zoning Bylaw; and
 - (iii) a Land Use Contract (LUC); and
- (b) Issuance of:
 - (i) Development Permits; and
 - (ii) Development Variance Permits.

2.2 In this Bylaw,

“Affected person” means a person who is an owner or occupier of real property or any part thereof which is:

- (a) the subject of the application; or
- (b) within a distance of 100 metres from any boundary of the real property which is the subject of the application.

“Applicant” means a person who is an owner or who is authorized in writing by the owner to act on the owner’s behalf.

“Application” means an application to do any of the items set out in this Bylaw.

“Application fee” means the application fee amount set out in the Fees and Charges Bylaw.

“City” means the City of Langley.

“Fees and Charges Bylaw” means the City of Langley’s Fees and Charges Bylaw in force and effect at that time, as amended from time to time.

“Local Government Act” or “LGA” means the Local Government Act, R.S.B.C. 1996, c. 323, and its amendments.

“Residential development” means a development with residential floor area composing 50 percent or more of the development’s total floor area.

“Subdivision and Development Servicing Bylaw” means the City of Langley’s Subdivision and Development Servicing Bylaw in force and effect at that time, as amended from time to time.

2.3 The following schedules are attached to and form part of this Bylaw:

- (a) Schedule “A” – Development Permit;
- (b) Schedule “B” – Development Variance Permit.

2.4 An applicant may apply to the City on the forms provided by the City to:

- (a) amend the Zoning Bylaw;
- (b) amend the OCP;
- (c) amend an LUC; or
- (d) issue a Development Permit or Development Variance Permit.

2.5 All applications will be accompanied by the required application fee and supporting information.

2.6 The application fee is non-refundable except when an application is refused by Council, prior to the publishing or delivery of any notice required to be given under this bylaw or the LGA, in respect of the application, or prior to consideration of first reading if no public hearing will be held, in which cases 50 per cent of the application fee will be refunded to the applicant.

2.7 In accordance with the LGA, the City will mail or otherwise deliver a notice about the application to affected persons:

- (a) prior to the public hearing, in the case of an application involving a bylaw to amend the Official Community Plan, an application involving a bylaw to amend the Zoning Bylaw for a non-residential development, or an application involving a bylaw to amend an LUC; or

- (b) prior to consideration of first reading for an application involving a bylaw to amend the Zoning Bylaw for a residential development that is consistent with LGA Section 464; or
- (c) prior to consideration of first reading for an application involving a bylaw to amend the Zoning Bylaw if Council has waived the public hearing according to LGA Section 464; or
- (d) prior to Council's consideration of a Development Variance Permit application.

2.8 Where an application made pursuant to this Bylaw has been refused by Council, the City will notify the applicant in writing.

2.9 Any application that has been refused by Council will not be considered again within a six-month period immediately following the date of refusal.

2.10 Any application which is not approved within 24 months of the date of application is deemed to have expired and requires the applicant to reapply.

3. ZONING AND OFFICIAL COMMUNITY PLAN BYLAW AMENDMENTS

3.1 Within 30 days of the City receiving an official complete development application that involves a bylaw to amend the OCP or the Zoning Bylaw, the applicant must post a development application notice sign(s) on the subject property that includes the following information, as applicable to the application type:

- (a) notifies the public of the application;
- (b) provides contact information for the applicant and the City;
- (c) identifies the date on which a public hearing will be held for a bylaw to amend the OCP or a bylaw to amend the Zoning Bylaw, or if no public hearing will be held, the date when council will consider first reading (and further readings, if applicable) of the amendment bylaw; and
- (d) directs the public to where application information and drawings can be viewed on the City's website and/or in person at City Hall.

3.2 The size, design, and wording of development application notice sign(s) must be approved by the City prior to the applicant posting the sign.

- (a) The City may require the applicant to post more than one (1) development application sign on the subject property, due to property size, configuration, multiple public road frontages, adjacent property conditions and unique property characteristics that may impede the visibility of a single notice sign.

3.3 Prior to the mailing or delivery of a notice of a public hearing for a bylaw to amend the OCP, or a bylaw to amend the Zoning Bylaw for a non-residential development application, Council may:

- (a) reject the application;
- (b) refer the application back to staff for further study and report; or

- (c) give first and second reading to the proposed amendment bylaw and proceed to public hearing.
- 3.3.1 After the public hearing is held, Council may:
- (a) reject the application;
 - (b) refer the application back to staff for further study and report; or
 - (c) give third reading to the proposed amendment bylaw with or without modifications imposed by Council.
- 3.4 Following the mailing or delivery of notice of first reading (and further readings, if applicable) of a bylaw to amend the Zoning Bylaw for a residential development application that is consistent with LGA Section 464, or for a bylaw to amend the Zoning Bylaw in which Council has waived the public hearing, Council may:
- (a) reject the application;
 - (b) refer the application back to staff for further study and report; or
 - (c) give first and further readings to the proposed amendment bylaw.
- 3.4.1 Council may give third reading of the proposed amendment bylaw with or without modifications imposed by Council.
- 3.5 Where a development servicing agreement is required in accordance with the Subdivision and Development Servicing Bylaw, the development Servicing agreement shall be completed and signed by the applicant prior to the amendment bylaw being submitted to Council for fourth and final reading.
- 3.6 If the proposed amendment bylaw is submitted to Council for fourth and final reading, Council may either give fourth and final reading to the proposed amendment bylaw or refuse to do so.

4. DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS

- 4.1 For the purposes of this Part, all references to a Development Permit or Development Variance Permit will apply also to an amendment or cancellation of same.
- 4.2 Prior to commencing any development of land, the applicant must apply for and obtain:
- (a) a Development Permit; or
 - (b) a Development Variance Permit
- unless the proposed development falls within the exception(s) set out in OCP.
- 4.3 Within 30 days of the City receiving an official complete Development Permit or a Development Variance Permit application, the applicant must post a development application notice sign(s) on the subject property that:

- (a) notifies the public of the application;
 - (b) provides contact information for the applicant and the City;
 - (c) identifies the date in which Council will consider approval of the Development Permit or Development Variance Permit application; and
 - (d) directs the public to where application information and drawings can be viewed on the City's website and/or in person at City Hall.
- 4.4 The size, design, and wording of development application notice sign(s) must be approved by the City prior to the applicant posting the sign.
 - (a) The City may require the applicant to post more than one (1) development application sign on the subject property, due to property size, configuration, multiple public road frontages, adjacent property conditions and unique property characteristics that may impede the visibility of a single notice sign.
- 4.5 After the mailing or delivery of a notice of consideration of a Development Variance Permit application by Council, Council may, by resolution:
 - (a) authorize the issuance of a Development Variance Permit with or without conditions;
 - (b) refer the application back to staff for further study and report; or
 - (c) refuse to authorize the issuance of a Development Variance Permit.
- 4.6 When a Development Permit application is considered by Council, Council may, by resolution:
 - (a) authorize the issuance of a Development Permit with or without conditions;
 - (b) refer the application back to staff for further study and report; or
 - (c) refuse to authorize the issuance of a Development Permit.
- 4.6.1 Where a development servicing agreement is required in accordance with the Subdivision and Development Servicing Bylaw, the development servicing agreement shall be completed and signed by the applicant prior to the Development Permit application being submitted to Council for approval.
- 4.7 The applicant must sign the Development Permit or the Development Variance Permit prior to issuance of the Development Permit or the Development Variance Permit.
- 4.8 Where a Development Permit or a Development Variance Permit includes the requirement to undertake landscaping as a condition of the issuance, the applicant shall provide security sufficient to cover the cost of installing the landscaping, the amount of which will be stated in the Development Permit or the Development Variance Permit.
- 4.9 Where a Development Permit or Development Variance Permit is issued, amended or cancelled, a notice shall be filed in the Land Title Office.

5. LAND USE CONTRACT (LUC) AMENDMENTS

- 5.1 This Part will not apply to applications to amend Land Use Contracts (LUCs) which contain provisions for their amendment within the LUCs themselves.
- 5.2 For the purposes of this Part, “amend” will mean modify, vary or discharge.
- 5.3 Prior to the mailing or delivery of a notice of a public hearing to amend a LUC, Council may;
- (a) reject the application;
 - (b) refer the application back to staff for further study and report; or
 - (c) give first and second reading of the proposed amendment bylaw and proceed to public hearing.
- 5.4 When the proposed amendment bylaw has received second reading, the applicant must post in a prominent place on the subject property a sign to advise the public of the public hearing.
- (a) The size, design, and wording of the sign must be approved by the City prior to the applicant posting the sign.
- 5.5 After the public hearing is held, Council may:
- (a) reject the application;
 - (b) refer the application back to staff for further study and report; or
 - (c) give third reading to the proposed amendment bylaw with or without modifications imposed by Council.
- 5.6 Where a development servicing agreement is required in accordance with the Subdivision and Development Servicing Bylaw, the development servicing agreement shall be completed and signed by the applicant prior to the amendment bylaw being submitted to Council for fourth and final reading.
- 5.7 If the proposed amendment bylaw is submitted to Council for fourth and final reading, Council may either give fourth and final reading to the proposed amendment bylaw or refuse to do so.

6. SEVERABILITY

If any part, section, clause or sub-clause of the Bylaw is, for any reason, held to be invalid by the decision of a court of competent jurisdiction, it will be severed and the validity of the remaining provisions of this Bylaw will not be affected.

7. REPEAL

“Development Application Procedures Bylaw, 2003, No. 2488” and its Amendments are hereby repealed.

READ A FIRST, SECOND AND THIRD TIME this fourth day of March, 2024.

ADOPTED this eighteenth day of March, 2024.



MAYOR



CORPORATE OFFICER



DEVELOPMENT APPLICATION PROCEDURES BYLAW

NO. 3270

SCHEDULE "A"

DEVELOPMENT PERMIT NO.

This Permit is issued to:

as the owner (hereinafter called the "Permitee") and shall apply only to ALL AND SINGULAR that certain parcel of land situate in the City of Langley, in the Province of British Columbia and more particularly known and described as:

Legal Description:

Parcel Identifier:

Civic Address:

Roll No.:

(hereinafter called "the lands herein")

Purpose of Permit:

(hereinafter called "the works")

This Permit is issued subject to compliance with all of the bylaws of the City of Langley (hereinafter referred to as the "City), except as specifically varied or supplemented by this Permit.

The following terms and conditions shall apply to the development of the lands herein:

1. **Siting of Buildings and Structures**

All buildings and structures on the land herein shall be sited in accordance with the provisions of Zoning Bylaw 1996, No. 2100 and plans to attached hereto as **Schedule "A"** and forming part of this Permit.

2. **Form, Exterior Design and Finish of Buildings and Structures:**

All buildings and structures on the lands herein, including renovations and alterations thereto, shall be constructed in accordance with the to attached hereto as **Schedule "A"** and forming part of this Permit.

3. **Landscaping or Screening:**

Landscaping or screening or both shall be installed within twenty four (24) months after the date of final approval of the subdivision in conformity with the plans to attached hereto as **Schedule "B"** and forming part of this Permit.

AND as security for the due and proper performance of the landscaping works, the Permittee shall, prior to the granting of a building permit for the proposed development, deposit with the City security in the amount of \$_____ in a form satisfactory to the City (hereinafter called the "security deposit").

AND the Permittee hereby further agrees and covenants with the City that in the event that the landscaping works are not completed as hereinbefore provided and within the terms herein provided, and if a building permit has been issued by the City authorizing construction of the development hereby authorized or any such part of development, that the City may, at its option, draw on the security deposit, enter upon the lands herein at reasonable times and in a reasonable manner and by its employees or other persons carry out and complete the landscaping works, and to recover the costs of so doing, including the cost of administration and supervision thereof, from the security deposit. In the event that the security deposit is not sufficient to cover the costs to the City, the Permittee agrees and covenants to pay the balance owing to the City forthwith upon receipt of its invoice.

Upon completion of the landscaping works to the satisfaction of the City, the City shall return ninety percent (90%) of the original security deposit remaining, if any, to the Permittee. A holdback of ten percent (10%) of the security amount, if any shall be held by the City for twenty four (24) months thereafter building permit issuance to guarantee satisfactory maintenance of the landscaping works by the Permittee over this period of time and shall be refunded to the Permittee at the end of the period, unless any expenditures made by the City on the maintenance of the landscaping works made necessary by the failure of the Permittee to properly perform. Refunds of the deposit herein shall only be made by the City upon satisfactory inspection by it and submission of certificates by the Permittee.

4. **Construction:**

The works set forth in this Permit shall be provided, located and constructed in accordance with all applicable statutes, regulations and bylaws and according to engineering plans and specifications to be provided by the Permittee and approved by the City and all such works shall be carried out and completed to the satisfaction of the City.

AND in consideration of granting of this Permit by the City the Permittee hereby agrees and covenants with the City that it will carry out and complete all such works as are to be undertaken and will commence the development of the lands herein in conformity with all the terms and conditions with a period of **two (2) years after the date of this Permit.**

5. This Permit does not constitute a subdivision approval or a building permit.

6. AUTHORIZING RESOLUTION PASSED by the Council of the City of Langley on the _____ day of _____, _____.

7. IN WITNESS WHEREOF the parties hereto have hereunto executed this Permit which is hereby issued by the City the _____ day of _____, _____.

Party(ies) Signature(s)

_____)
)
Authorized Signatory)
)
Authorized Signatory)
)
The Corporate Seal of the CITY OF)
LANGLEY was hereunto affixed in the)
presence of:)
)
Mayor)
)
City Clerk)



DEVELOPMENT APPLICATION PROCEDURES BYLAW

NO. 3270

SCHEDULE "B"

DEVELOPMENT VARIANCE PERMIT NO.

This Permit is issued to:

as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR that certain parcel of land situate in the City of Langley, in the Province of British Columbia and more particularly known and described as:

Legal Description:

Parcel Identifier:

Civic Address:

Roll No.:

(hereinafter called "the lands herein")

Purpose of Permit:

(hereinafter called "the works")

This Permit is issued subject to compliance with all of the bylaws of the City of Langley (hereinafter referred to as the "City), except as specifically varied or supplemented by this Permit.

The following terms and conditions shall apply to the development of the lands herein:

1. **Siting of Buildings and Structures**

The lands herein are zoned _____ pursuant to the City of Langley Zoning Bylaw, 1995, No. 2100. The City of Langley Bylaw, 1996, No. 2100 is hereby varied in respect of the lands herein as follows:

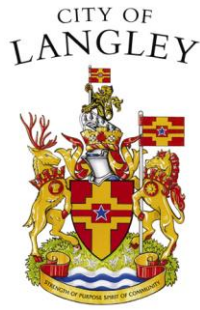
2. This Permit does not constitute a subdivision approval or a building permit.

3. AUTHORIZING RESOLUTION PASSED by the Council of the City of Langley on the _____ day of _____, _____.

4. IN WITNESS WHEREOF the parties hereto have hereunto executed this Permit which is hereby issued by the City the _____ day of _____, _____.

Party(ies) Signature(s)

_____)	
)	
)	
)	
Authorized Signatory))
)	
)	
Authorized Signatory))
)	
The Corporate Seal of the CITY OF)	
LANGLEY was hereunto affixed in the)	
presence of:)	
)	
)	
_____)	
Mayor)	
)	
)	
_____)	
City Clerk)	



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Community Emergency Preparedness Fund Grant Application

File #: [Required]

Doc #:

From: Scott Kennedy
Fire Chief

Date: April 13, 2026

RECOMMENDATION:

THAT City Council support the application by the Langley City Emergency Program on behalf of the City of Langley for a \$40,000.00 grant from Community Emergency Preparedness Fund to engage a qualified external consultant to develop and support the implementation of a comprehensive emergency notification plan for the Alertable emergency notification system.

PURPOSE:

The purpose of the report is to provide information on the need for a public emergency notification system and the development of a strategic plan aligned with current best practices in emergency communications. The plan will also be closely integrated with Emergency Operations Centre (EOC) activation protocols, ensuring that Alertable is effectively embedded within incident command structures and communication workflows during emergency response. This includes establishing clear roles, approval processes, and messaging coordination procedures to support timely, consistent, and accurate public information dissemination when the EOC is activated.

COMMENTS/ANALYSIS:

Langley City faces a range of hazards, and potential risks, including severe weather events, fire, flooding, and infrastructure disruptions, all of which are increasing in frequency and intensity. These risks highlight the need for a reliable and timely

emergency notification system supported by an emergency notification plan to protect public safety.

Recent emergencies have demonstrated challenges such as inconsistent messaging, limited public awareness of notification tools, and difficulty reaching vulnerable populations. Without a structured communications approach aligned with Emergency Operations Centre (EOC) activation, there is a risk of delays, confusion, and reduced effectiveness of emergency response efforts.

This project will address these gaps by developing an emergency notification plan for the Alertable system that is integrated with EOC processes. This will improve public awareness and enable timely and consistent messaging during emergencies and strengthen Langley City's overall emergency preparedness and community resilience.

BUDGET IMPLICATIONS:

None

ALTERNATIVES:

Not apply for a grant under the BC Community Emergency Preparedness Fund and look for funds in existing or future department budgets.

Respectfully Submitted,



Scott Kennedy
Fire Chief

Attachment:

1. Community Emergency Preparedness Fund Public Notification and Evacuation Route Planning Application

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Community Emergency Preparedness Fund Public Notification and Evacuation Route Planning 2026 Application Worksheet

Please complete and return the worksheet with all the required attachments form by **April 24, 2026**. Applicants will be advised of the status of their application within 120 days of the application deadline.

All questions must be answered by typing directly in this form. **As all questions are reviewed and scored as part of the adjudication process, please do not leave any questions blank.**

For detailed instructions regarding application requirements, please refer to the 2026 Public Notification and Evacuation Route Planning Program and Application Guide.

If you have any questions, contact cepf@ubcm.ca or (604) 270-8226 ext. 220.

SECTION 1: Primary Applicant Information	
First Nation or Local Government Name: CITY OF LANGLEY	File Number*: LGPS-12865

**Refer to the LGPS Online Application Form submission confirmation email.*

SECTION 2: Detailed Project Information
<p>1. Area of Interest. What area(s) will the proposed plan(s) cover?</p> <p>Langley City</p> <p><i>A map of the proposed area of interest is required to be submitted with the Application Worksheet. In cases where the proposed area of interest includes areas outside of the administrative boundary of the primary applicant or sub-applicant(s), a letter of support from neighbouring jurisdictions is required.</i></p>
<p>2. Proposed Activities. What <u>specific</u> activities will be undertaken as part of the proposed project? Please refer to Sections 4 and 6 of the <i>Program and Application Guide</i> for eligibility.</p> <p>Langley City is seeking to utilize grant funding to engage a qualified external consultant to develop and support the implementation of a comprehensive emergency notification plan for the Alertable emergency notification system. This approach is necessary to ensure the plan is strategic and aligned with best practices in emergency communications. The plan will also be closely integrated with Emergency Operations Centre (EOC) activation protocols, ensuring that Alertable is effectively embedded within incident command structures and communication workflows during emergency response. This includes establishing clear roles, approval processes, and messaging coordination procedures to support timely, consistent, and accurate public information dissemination when the EOC is activated.</p> <p>Rough estimate: \$40,000.00</p>

3. Evidence and Rationale. What is the rationale and evidence for undertaking this project? This may include evidence of local hazards (e.g., as identified in the local Emergency Plan); threat levels (e.g., as identified in Hazard, Risk, and Vulnerability Analysis; Community Wildfire Resiliency Plan; and/or flood risk assessments) and previous emergencies (e.g., evacuations that were ordered, notifications were issued).

Langley City faces a range of hazards, including severe weather events, fire, flooding, and infrastructure disruptions, all of which are increasing in frequency and intensity. These risks highlight the need for a reliable and timely emergency notification system supported by an emergency notification plan to protect public safety.

Recent emergencies have demonstrated challenges such as inconsistent messaging, limited public awareness of notification tools, and difficulty reaching vulnerable populations. Without a structured communications approach aligned with Emergency Operations Centre (EOC) activation, there is a risk of delays, confusion, and reduced effectiveness of emergency response efforts.

This project will address these gaps by developing an emergency notification plan for the Alertable system that is integrated with EOC processes. This will improve public awareness and enable timely and consistent messaging during emergencies, and strengthen Langley City's overall emergency preparedness and community resilience.

4. Alignment with Recommended Content. Refer to Table 1 in the *Program and Application Guide* and describe the extent to which the content identified in the guide will be included in the proposed project.

The proposed project aligns with eligible funding categories, including the development of strategies, plans, policies, and processes to support effective emergency notification and emergency alerting during emergencies. This includes the creation of standardized notification templates, messaging frameworks, and procedures for requesting and issuing alerts, as well as strengthening web and social media practices to improve the reach and timeliness of emergency communications.

To deliver these outcomes effectively, Langley City will primarily allocate funding toward engaging a qualified external consultant with expertise in emergency communications. The consultant will be responsible for developing the plan, templates, and supporting tools, ensuring that all materials reflect best practices in public alerting, accessibility, and community understanding. Where applicable, activities will include the development of message wording, dissemination protocols, and alignment with Emergency Operations Centre (EOC) procedures.

5. Engagement with First Nations and/or Indigenous Organizations. In the following questions, please identify the specific bands, Treaty First Nations, and/or Indigenous organizations as well as the specific traditional territory, reserve, or other First Nations' land that may be impacted by the proposed project.

a) Which First Nations and/or Indigenous organizations were proactively engaged as part of the development of this application?

Langley City recognizes the importance of meaningful engagement with First Nations and are currently working to strengthen relationships with First Nations groups within the region. Building these relationships requires time, trust, and careful consideration, and we are committed to ensuring that engagement occurs in a respectful and collaborative manner. Currently, Langley City is working through the IER provincial funding to strengthen those relationships and have very exciting initiatives well on their way.

Given the early stages of this process and the importance of allowing partnerships to develop thoughtfully, Langley City does not anticipate formal collaboration on this specific grant application. However, the City continues to explore opportunities for engagement and

collaboration moving forward. First Nations representatives may also participate in Langley City EOC activations during incidents, which can support information sharing (including emergency notifications and updates) and coordinated response efforts when emergencies impact shared areas of interest.

- b) Which First Nations and/or Indigenous organizations will participate in the proposed activities and what specific role will they play?

N/A

- c) Please indicate the extent to which staff and/or elected officials have undertaken Indigenous Cultural Safety and Cultural Humility Training.

N/A

If applicable, evidence of support for the proposed activities from First Nations and/or Indigenous organizations has been submitted with this application. This could be in the form of a letter, email, or other correspondence.

- 6. Engagement with Neighbouring Jurisdictions and Affected Parties.** Identify any neighbouring jurisdictions and/or affected parties (e.g., equity-denied populations, pet-care organizations, organizations involved in a web of support network) you will engage with as appropriate to the project.

Rural and remote communities may want to consider engaging with regional districts and/or health authorities, and First Nation applicants may want to consider engaging with the First Nations' Emergency Services Society or the First Nations Health Authority.

At this time, the project will be focused on developing and implementing the emergency notification plan within Langley City. While heavy engagement with neighbouring jurisdictions is not planned due to limited time, resources, and varying levels of external participation, the project will still follow best practices and align with regional and provincial standards to ensure consistency and interoperability where feasible.

Langley City will prioritize consultation with internal stakeholders, equity-denied populations, and community support organizations - such as non-profits, cultural groups, agencies supporting seniors and people with disabilities, and pet care organizations - to ensure the plan is inclusive, accessible, and actionable for all residents. This approach ensures the project meets community needs while remaining realistic and achievable within current capacities.

If applicable, evidence of support for the proposed activities from neighbouring jurisdictions or other parties has been submitted with this application. This could be in the form of a letter, email, or other correspondence.

- 7. Climate Change.** Describe how the proposed project will consider climate change in the project methodology and include the impacts of climate change in the Evacuation Route plan and/or Public Notification plan.

The proposed project will explicitly consider the impacts of climate change in the resulting emergency notification plan. Climate-related hazards - such as extreme heat, severe storms, flooding, and other weather-related emergencies - will be incorporated into the risk assessment and scenario planning that informs the communications strategy. By identifying these evolving threats, the project ensures that messaging, alerting protocols, and public education efforts are tailored to address the types of emergencies that are increasing in frequency and intensity due to climate change.

8. Large Scale ESS Planning. Describe the extent to which the proposed project will consider large scale Emergency Support Services scenarios.

The proposed project will account for large-scale Emergency Support Services (ESS) scenarios in the development of the emergency notification plan. The methodology will incorporate potential high-impact events - such as widespread flooding, fire, extreme weather incidents, or other emergencies requiring mass evacuations or community support - that could trigger ESS activation. By considering these scenarios, the proposed plan will include protocols for timely alerts, clear instructions for accessing emergency supports, and coordinated messaging to guide affected residents to available services.

Additionally, the project will ensure that messaging templates and dissemination procedures are scalable to address both localized incidents and events impacting large populations. This approach enhances preparedness by ensuring that, during major emergencies, Langley City can provide accurate, rapid, and actionable information that supports efficient ESS operations, protects vulnerable populations, and strengthens overall community resilience.

9. Emergency Plan. Describe the extent to which the proposed project will specifically support recommendations or requirements identified in the local Emergency Plan.

The proposed project is designed to directly support recommendations and requirements outlined in the Langley Emergency Plan. Specifically, it will enhance the plan's public notification and alerting capabilities by developing a communications strategy, standardized messaging templates, and procedures that align with the plan's objectives for timely, clear, and actionable information dissemination.

The project will also ensure integration with Emergency Operations Centre (EOC) activation protocols, supporting the roles, responsibilities, and decision-making processes identified in the Langley Emergency Plan. By addressing the plan's requirements for consistent messaging, multi-channel communication, and outreach to vulnerable populations, the project strengthens overall emergency preparedness and ensures that Langley City is better equipped to implement the Langley Emergency Plan during real-world incidents.

10. Comprehensive, cooperative, regional approach and benefits. Describe how the proposed project will contribute to a comprehensive, cooperative, and regional approach to Public Notification and/or Evacuation Route Planning.

What regional benefits will result from this project?

While the project is primarily focused on enhancing emergency notification within Langley City, it is designed to align with regional and provincial standards and best practices to support a broader, cooperative approach to public notifications. By developing standardized messaging templates, scalable alerting protocols, and clear procedures for integrating with provincial alert systems like Alertable, the project ensures consistency and interoperability in public notifications across jurisdictions when emergencies span multiple communities.

Regional benefits include improved clarity and consistency in messaging for residents who live, work, or travel across municipal boundaries, enhanced readiness for multi-jurisdictional incidents, and greater alignment with provincial emergency alert requirements. The project also strengthens regional resilience by creating a model plan that other municipalities and regional partners can reference, promoting a more coordinated and effective approach to emergency notifications across the area.

11. Additional Information. Please share any other information you think may help support your submission.

This project represents a critical investment in Langley City's ability to deliver timely, accurate, and accessible emergency notifications to all residents. By engaging a qualified consultant, Langley City will ensure that the emergency notifications plan is based on best practices, evidence-based approaches, and lessons learned from past emergency events, resulting in a high-quality, actionable plan ready for immediate implementation.

The project also incorporates climate change considerations, large-scale ESS scenarios, and alignment with the Langley Emergency Plan, ensuring that emergency notifications are relevant, effective, and scalable for both routine and complex incidents. Furthermore, the plan will improve internal coordination, streamline procedures during EOC activation, and enhance public trust in municipal alerting systems.

Finally, while the project is focused internally, it will be developed with regional and provincial interoperability in mind, providing a foundation for future collaboration and ensuring that public notifications are consistent and actionable for residents who live, work, or travel across municipal boundaries. This approach maximizes the community, regional, and long-term benefits of the grant investment.

SECTION 3: Required Attachments

Only complete applications will be considered for funding.

The following separate attachments are required to be submitted as part of the application:

- Band Council, Treaty First Nation, or local government resolution **OR** a letter of support from the Band Manager, CAO, or CFO for applications that request less than \$50,000 in funding. Resolutions and letters need to indicate support for the current proposed activities and willingness to provide overall grant management. All regional applications, or applications requesting more than \$50,000 in funding, will require resolutions to be submitted.
- Detailed budget:
 - Indicating the proposed expenditures from CEPF and in alignment with the proposed activities outlined in the Application Worksheet.
 - Although additional funding or support is not required, any other grant funding or in-kind contributions must be identified.
 - Applicants are encouraged to use the [LGPS Budget and Financial Summary Tool](#).

For regional projects only:


- Band Council, Treaty First Nation, or local government resolution from the primary applicant, indicating support for the current proposed activities and willingness to provide overall grant management; and,
- Band Council, Treaty First Nation, or local government resolution from each sub-applicant that clearly states their approval for the primary applicant to apply for, receive, and manage the grant funding on their behalf. Resolutions from sub-applicants must include this language.

SECTION 4: Signature This worksheet is required to be signed by an authorized representative of the applicant (i.e., staff member or elected official). Please note all application materials will be shared with the Province of BC.

I certify that to the best of my knowledge: (1) all information is accurate, (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place) and (3) it is understood that this project may be subject to a compliance audit under the program.

Name: Melanie LaPointe

Title: Emergency Management Program Advisor

Signature*: 

Date: March 24, 2026

**A certified digital or original signature is required.*

**Documents should be submitted as Word, Excel, or PDF files.
Total file size for email attachments cannot exceed 20 MB.**

**All documents should be submitted to Local Government Program Services,
Union of BC Municipalities by email: cepf@ubcm.ca**

Please note "2026 PNERP" in the subject line.

UBCM CEPF - 2026 Public Notification and Evacuation Route Planning (up to \$40,000.00)

Item Type	Eligible Item	Description	Vendor	Cost (ea.) *2026 CAD Rates	Qty	Total Cost	Comments	Links
Consultant/Contractor Costs	Consultant to create Emergency Notifications Plan	To engage a qualified external consultant to develop and support the implementation of a comprehensive emergency notification plan for the Alertable emergency notification system. This approach is necessary to ensure the plan is strategic and aligned with best practices in emergency communications. The plan will also be closely integrated with Emergency Operations Centre (EOC) activation protocols, ensuring that Alertable is effectively embedded within incident command structures and communication workflows during emergency response. This includes establishing clear roles, approval processes, and messaging coordination procedures to support timely, consistent, and accurate public information dissemination when the EOC is activated	TBD	\$40,000.00	1	\$40,000.00		
						TOTAL	\$40,000.00	

TOTAL OF \$40,000.00



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Community Emergency Preparedness Fund
Emergency Operations Centres Equipment and
Training Grant Application

File #: [Required]

Doc #:

From: Scott Kennedy
Fire Chief

Date: April 13, 2026

RECOMMENDATION:

THAT City Council support the application by the Langley City Emergency Program on behalf of the City of Langley for a \$29,800.00 grant from the Community Emergency Preparedness Fund for purchase of equipment, supplies and training for the Emergency Operation Centre.

PURPOSE:

The purpose of the report is to seek Council's support for the Langley City Emergency Program's application for grant funding from the Community Emergency Preparedness Fund to further develop the City of Langley's Emergency Operations Centre (EOC) through training and new equipment purchases.

POLICY:

Not applicable.

COMMENTS/ANALYSIS:

The Langley City Emergency Program continues to work to provide training opportunities to Langley City staff who would likely be needed in an EOC if one were activated for the City of Langley.

Training

Training courses for staff include the following JIBC emergency Management courses:

- Introduction to EOCs (EMRG-1300)
- EOC Essentials (EMRG-1320)
- EOC Operations (EMRG-1330)
- EOC Planning (EMRG-1331)
- EOC Logistics (EMRG 1332)
- EOC Finance (EMRG 1333)
- Introduction to Emergency Management in Canada (EMRG-1100)
- Radio Communications Station Management (EMRG-1133)
- Station Management (e.g., EMRG-1133)

In addition, training activities may include exercises designed to increase EOC capacity, such as tabletop walkthroughs of EOC roles and responsibilities and simulated emergency scenarios (e.g., earthquake, fire, or flood events) to practice activating an EOC and coordinating response efforts.

Communication Equipment

As the Langley City Emergency Program continues to update and enhance the EOC, grant funding would be used for the following communication equipment:

- Meeting Owl system(s) to support hybrid EOC coordination's and briefings
- Starlink satellite internet equipment to ensure redundant connectivity during outages
- Portable handheld radios and base radio equipment for emergency communications

Other Equipment

In the case of an extended EOC activation, it may be necessary for staff to remain overnight at the EOC location. Grant funding would be used to purchase accommodation supplies including cots, pillows and blankets.

BUDGET IMPLICATIONS:

none

ALTERNATIVES:

Not apply for grant funding from the Community Emergency Preparedness Fund and look for funds in existing or future department budgets.

Respectfully Submitted,



Name Scott Kennedy
Title Fire Chief

Attachment

1. Community Emergency Preparedness Fund Emergency Operations Centre Equipment and Training application.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

Community Emergency Preparedness Fund

Emergency Operations Centres Equipment and Training

2026 Application Worksheet

Please complete and return the worksheet with all required attachments by **February 27, 2026**. Applicants will be advised of the status of their application within 120 days of the application deadline.

All questions must be answered by typing directly in this form. **As all questions are reviewed and scored as part of the adjudication process, please do not leave any questions blank.**

For detailed instructions regarding application requirements, please refer to the 2026 Emergency Operations Centres Equipment and Training Program and Application Guide.

If you have any questions, contact cepf@ubcm.ca or (604) 270-8226 ext. 220.

SECTION 1: Primary Applicant Information	
First Nation or Local Government Name: CITY OF LANGLEY	File Number*: LGPS-12710

**Refer to the LGPS Online Application Form submission confirmation email.*

SECTION 2: Detailed Project Information
<p>1. Location of Proposed Activities. For the purpose of CEPF funding, if minor renovations of EOCs are proposed, the facilities must be located in a First Nation owned building or publicly owned building or an asset owned by the primary applicant or a sub-applicant.</p> <p><input type="checkbox"/> EOC is located in a First Nations owned building (buildings owned by a Treaty First Nation or a First Nation band).</p> <p><input checked="" type="checkbox"/> EOC is located in a publicly owned building (buildings owned by a local government or public institution, such as health authority or school district).</p> <p><input type="checkbox"/> Asset (e.g., trailer for mobile EOCs) is owned by the primary applicant or sub-applicant.</p>
<p>2. Proposed Activities. What <u>specific</u> activities will be undertaken as part of the proposed project? Refer to Section 6 of the <i>Program and Application Guide</i> for eligibility.</p> <p>a) Purchase of essential equipment and supplies, including installation of and training for eligible equipment.</p> <p>Langley City wishes to purchase:</p> <ul style="list-style-type: none"> • Meeting Owl system(s) to support hybrid EOC coordination and briefings • Starlink satellite internet equipment to ensure redundant connectivity during outages • Portable handheld radios and base radio equipment to strengthen emergency communications

- Cots and basic accommodation supplies for staff during extended EOC activations: These supplies are intended to support staff and external personnel who may be required or who may opt to remain overnight to support operations during extended Emergency Operations Centre (EOC) activations at our primary EOC location. Basic accommodation supplies would include: cots, blankets, pillows. These resources would help ensure that personnel supporting prolonged emergency operations have access to basic rest accommodations on-site, allowing the EOC to maintain operational continuity during extended incidents.

- Supporting electronics for EOC activation (laptops, ipads, mifis, printers, batteries, chargers, cabling, mounts, storage cases)

- Additional items for LCEP EOC bins

Estimated total cost: approximately \$20,000.00

b) Training. Where possible, please list specific courses.

Training the City will pursue includes Justice Institute of British Columbia (JIBC) courses listed in Table 1, particularly those that support EOC operations and emergency management capacity. Examples include:

EOC Courses

- Introduction to EOCs (e.g., EMRG-1300)
- EOC Essentials (e.g., EMRG-1320)
- EOC Operations (e.g., EMRG-1330)
- EOC Planning (e.g., EMRG-1331)
- EOC Logistics (e.g., EMRG 1332)
- EOC Finance (e.g., EMRG 1333)

Emergency Management Courses

- Introduction to Emergency Management in Canada (e.g., EMRG-1100)
- Radio Communications Station Management (e.g., EMRG-1133)

In addition, training activities may include exercises designed to increase EOC capacity, such as tabletop walkthroughs of EOC roles and responsibilities and simulated emergency scenarios (e.g., earthquake, fire, or flood events) to practice activating an EOC and coordinating response efforts.

Estimated total cost: approximately \$4,500.00

c) Exercises, including tabletop exercises and mock EOC activations.

An annual table top/functional exercise for Langley City staff to activate the EOC and become more familiarized with the section functions.

Estimated total cost: approximately \$5,000.00

d) Volunteer recruitment and retention activities.

N/A

3. Alignment with Funding Stream. Describe how the proposed activities align with the intent of the funding stream to build local capacity through the purchase of essential equipment and supplies required to maintain or improve an EOC and to enhance EOC capacity through training and exercises.

The proposed activities directly align with the intent of the funding stream by strengthening local emergency management capacity through the purchase of essential equipment and supplies required to maintain and improve Emergency Operations Centre (EOC) readiness. Investments in communications technology and staff support equipment will enhance operational effectiveness during activations. Continued training and exercises will further build staff competency, ensuring the EOC can be activated efficiently and operate effectively during emergencies.

4. Engagement with First Nations and/or Indigenous Organizations. In the following questions, please identify the specific bands, Treaty First Nations, and/or Indigenous organizations as well as the specific traditional territory, reserve, or other First Nation's land that may be impacted by the proposed project.

a) Which First Nations and/or Indigenous organizations were proactively engaged as part of the development of this application?

Langley City recognizes the importance of meaningful engagement with First Nations and are currently working to strengthen relationships with First Nations groups within our region. Building these relationships requires time, trust, and careful consideration, and we are committed to ensuring that engagement occurs in a respectful and collaborative manner. Currently, we are working through our IER provincial funding to strengthen those relationships and have very exciting initiatives well on their way.

Given the early stages of this process and the importance of allowing partnerships to develop thoughtfully, we do not anticipate formal collaboration on this specific grant application. However, we continue to explore opportunities for engagement and collaboration moving forward. First Nations representatives may also participate in EOC activations during incidents, which can support information sharing and coordinated response efforts when emergencies impact shared areas of interest.

b) Which First Nations and/or Indigenous organizations will participate in the proposed activities and what specific role will they play?

N/A

c) Please indicate the extent to which staff and/or elected officials have undertaken Indigenous Cultural Safety and Cultural Humility Training.

N/A

If applicable, evidence of support for the proposed activities from First Nations and/or Indigenous organizations has been submitted with this application. This could be in the form of a letter, email, or other correspondence.

5. Engagement with Neighbouring Jurisdictions and Affected Parties. Identify any neighbouring jurisdictions and/or affected parties (e.g., equity-denied populations, organizations that participate in the EOC program, etc.) you will engage with as appropriate to the project.

Rural and remote communities may want to consider engaging with regional districts and/or health authorities, and First Nation applicants may want to consider engaging with the First Nations' Emergency Services Society or the First Nations Health Authority.

Langley City maintains strong working relationships with neighbouring jurisdictions, and we regularly coordinate on emergency management planning and response activities. However, pursuing joint grant funding across multiple jurisdictions can be complex and time-intensive, requiring multiple approvals, administrative coordination, and alignment of internal processes across municipalities. At this time, competing priorities - including significant provincial initiatives and upcoming large-scale events (i.e. FIFA) - have limited the capacity to pursue a multi-jurisdictional funding application within the timelines for this intake.

Despite this, we continue to collaborate with neighbouring jurisdictions through ongoing coordination, information sharing, and participation in regional emergency management activities, and we remain open to future opportunities for joint initiatives where timelines and administrative requirements align.

If applicable, evidence of support for the proposed activities from neighbouring jurisdictions or other parties has been submitted with this application. This could be in the form of a letter, email, or other correspondence.

6. Comprehensive, cooperative, regional approach and benefits. Describe how the project will contribute to a comprehensive, cooperative, and regional approach to EOCs.

What regional benefits will result from this project?

This project will strengthen a cooperative and regional approach to Emergency Operations Centres (EOCs) by ensuring City staff are trained, equipped, and ready to coordinate effectively with neighbouring municipalities, regional partners, and provincial agencies during emergencies. By standardizing training, improving communication capabilities, and enhancing situational awareness with shared technologies like drones, Starlink, and hybrid meeting systems, the project enables seamless information sharing and coordinated decision-making across jurisdictions. Regional benefits include faster response times, more efficient resource deployment, reduced duplication of efforts, and improved collective preparedness for complex or multi-community incidents.

7. Additional Information. Please share any other information you think may help support your submission.

Langley City seeks consideration for the UBCM CEPF Grant, as this funding would (continue) to play a pivotal role in advancing the success, strength, and resiliency of our community. It will provide the critical resources, education, and training required to ensure city staff are fully prepared to activate and effectively participate in an EOC during an emergency.

SECTION 3: Required Attachments

The following separate attachments are required to be submitted as part of the application:

Band Council, Treaty First Nation, or local government resolution **OR** a letter of support from the Band Manager, CAO, or CFO for applications that request less than \$50,000 in funding. Resolutions and letters need to indicate support for the current proposed activities and willingness to provide overall grant management. All regional applications, or applications requesting more than \$50,000 in funding, will require resolutions to be submitted.

Detailed budget:

- Indicating the proposed expenditures from CEPF and in alignment with the proposed activities outlined in the Application Worksheet.
- Although additional funding or support is not required, any other grant funding or in-kind contributions must be identified.
- Applicants are encouraged to use the [LGPS Budget and Financial Summary Tool](#).

For regional projects only:

Band Council, Treaty First Nation, or local government resolution from the primary applicant, indicating support for the current proposed activities and willingness to provide overall grant management; and,


Band Council, Treaty First Nation, or local government resolution from each sub-applicant that clearly states their approval for the primary applicant to apply for, receive, and manage the grant funding on their behalf. Resolutions from sub-applicants must include this language.

SECTION 4: Signature This worksheet is required to be signed by an authorized representative of the applicant (i.e., staff member or elected official). Please note all application materials will be shared with the Province of BC.

I certify that to the best of my knowledge: (1) all information is accurate, (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place) and (3) it is understood that this project may be subject to a compliance audit under the program.

Name: MELANIE LAPOINTE

Title: EMERGENCY MANGEMENT
PROGRAM ADVISOR

Signature*: 

A certified digital or original signature is required.

Date: February 17, 2026 (Amended and
resigned on March 18, 2026 as requested by
UBCM)

Documents should be submitted as Word, Excel, or PDF files.

Total file size for email attachments cannot exceed 20 MB.

**All documents should be submitted to Local Government Program Services,
Union of BC Municipalities by email: cepf@ubcm.ca.**

Please note "2026-EOC" in the subject line.

UBCM CEPF - 2026 EOC Equipment and Training Grant (up to \$30,000.00)

Item Type	Eligible Item	Description	Vendor	Cost (ea.) *2026 CAD Rates	Qty	Total Cost	Comments	Links
Education and Training	JIBC EOC Courses - TBD	Funding for education and training will be used to ensure City staff are fully prepared to support Emergency Operations Centre (EOC) activations. This includes foundational emergency management courses, ICS section-specific training, and participation in tabletop and functional exercises. A portion of the funding will also support onboarding and training for new staff, as well as provide opportunities for personnel who were unable to complete training last year, ensuring all relevant staff have the knowledge and skills needed for effective EOC operations.	JIBC	\$4,500.00	Various	\$4,500.00	Education for Langley City Staff	
Education and Training	Annual Table Top Exercise/Functional Exercise	Funding will support the delivery of tabletop and functional exercises designed to test and strengthen EOC procedures, roles, and coordination. These exercises will simulate realistic emergency scenarios, allowing staff to practice decision-making, interdepartmental communication, and operational response in a controlled environment. Participation will reinforce training, identify gaps in current processes, and enhance overall readiness, ensuring staff are confident and capable during actual EOC activations.	JIBC	\$5,000.00	1	\$5,000.00	Training for Langley City Staff	
						TOTAL	\$9,500.00	
EOC Equipment and Materials	Hybrid EOC Coordination Technology (Owl Meeting systems)	Funding will be used to acquire Meeting Owl systems to support hybrid EOC coordination and remote participation. This technology will improve real-time communication, information sharing, and collaboration among on-site and off-site staff during activations.	Owl Labs	TBD - Depends on packages	Various	\$6,000.00		
EOC Equipment and Materials	Starlink Satellite	Funding will be used to implement Starlink to ensure reliable, redundant internet connectivity for the EOC during emergencies. This capability will support uninterrupted communications, data sharing, and coordination when traditional networks are unavailable or compromised.	Starlink Services LLC	\$800.00	1	\$800.00		
EOC Equipment and Materials	Radio Equipment for ECS	Funding will be used to purchase portable and base radio equipment to strengthen emergency communications within the EOC and across response teams. This equipment will ensure reliable, interoperable communication during activations, supporting coordination and situational awareness in all emergency scenarios.	TBD	\$3,750.00	Various	\$3,750.00		
EOC Equipment and Materials	Cots and basic accommodation supplies	Funding will be used to provide cots and basic accommodation supplies for staff required to remain on-site during extended EOC activations. This will ensure personnel can rest safely and remain operational, maintaining EOC functionality during prolonged or complex emergencies.	TBD	\$150.00	25	\$3,750.00		
EOC Equipment and Materials	Supporting electronics (laptops, ipads, mifis, printers, batteries, chargers, cabling, mounts, storage cases)	Funding will be used to acquire supporting electronics, including batteries, chargers, cabling, mounts, and storage cases, to ensure all EOC equipment remains operational and ready for use. These items will enhance the reliability, mobility, and longevity of critical tools during emergency activations.	TBD	\$5,000.00	Various	\$5,000.00		
EOC Equipment and Materials	Update of EOC Bins (an incomplete activity from 2025 funding stream)	Bins will be equipped with necessary electronics, whiteboards, stationery, standardized forms, detailed posters, up-to-date maps, section vests, and various other critical identifiers.	TBD	\$1,000.00	Various	\$1,000.00		
						TOTAL	\$20,300.00	

TOTAL OF \$29,800.00



CITY OF LANGLEY

MOTION

Taking Action for Mental Health / MICR Unit Pilot - Councillor Wallace

THAT Council direct staff to work with the Langley RCMP to develop a budget to fund a Mobile Integrated Crisis Response unit pilot program for a period of one year, which would include one regular RCMP member, once specialty equipped police cruiser, and one psychiatric nurse.

THAT Council direct staff to develop an evaluation criteria to measure the outcomes of the one-year Mobile Integrated Crisis Response unit pilot program, to be endorsed by council.

THAT Council direct staff to work with the Township of Langley to optionally co-fund the Mobile Integrated Crisis Response unit pilot program for a period of one year.

THAT Council affirms that the Mobile Integrated Crisis Response unit shall respond to calls in both Langley City and the Township of Langley.

THAT staff present a one-year Mobile Integrated Crisis Response unit pilot program proposal to Council for consideration during the upcoming fall budget cycle.

THAT if a one-year Mobile Integrated Crisis Response unit pilot program is funded, staff present an outcome report to council based on the one-year Mobile Integrated Crisis Response unit pilot program evaluation criteria endorsed by council, within six months of the conclusion of the pilot program.

(see background below)

Background:

Mobile Integrated Crisis Response team (MICR) partnering with a psychiatric nurse to respond to mental health emergencies.

Car 67 is a mobile specialized crisis response unit operating in the Fraser Health region, including areas surrounding Abbotsford, which pairs a police officer with a registered psychiatric nurse. They provide on-site mental health assessments, crisis intervention, and referrals aimed at reducing emergency room visits and connecting people to the care they need.

Many communities smaller in population than Langley already have Car 67, or the MICR unit program. Chilliwack, estimated at 112,000 people and Squamish, at approximately 24,000, both have a program. Langley City & Township have a combined population of approximately 190,000.

The Langley RCMP have already bought an equipped unmarked car for the program, and the detachment's mental health liaison unit is ready to go.

Langley RCMP already take part in the Langley Interagency Frontline Table, "LIFT", a regular meeting with other local agencies advocating for individuals and families at risk. Similar to LIFT, there have been many individuals, groups, and organisations advocating for better outcomes, serving the community and helping to create safe spaces for those struggling with complex mental health needs, to receive the help they need and deserve.

Langley City's Citizens' Assembly also called for a MICR program.

Though there has been ongoing advocacy from community organizations, our local MLA, Jody Toor, and local governments for the provincial government to fund this program in Langley, the province has not yet committed to funding. A pilot program would serve a few purposes: it would get this critical program started more quickly and it would support the development of a business case to strengthen future provincial funding requests.

Fraser Health defines a Mobile Integrated Crisis Response unit as: a unit which responds to individuals who are experiencing a mental health crisis, provides crisis intervention, risk assessments and referrals to mental health professionals and/or victim services. A MICR unit also provides assistance to RCMP officers dealing with situations involving domestic violence and serves residents of Surrey and the Semiahmoo and Tsawwassen First Nations.



CITY OF LANGLEY

MOTION

Langley's Long-Term Beds - Councillor White

WHEREAS in September 2024, the Province of British Columbia announced a commitment to fund 300 new long-term care beds on the Langley Memorial Hospital campus, with an estimated cost of \$240–\$450 million and a planned opening by 2030; ¹

AND WHEREAS long-term care waitlists in British Columbia now exceed 7,000 people, average wait times have increased by more than 200% over the past 6 years, and approximately 5,900 patients waited in hospital beds last year for long-term care placement, at a cost of \$1,200 per day compared to \$294 per day for a long-term care bed, placing significant strain on the acute care system; ²

AND WHEREAS Langley is among the fastest-growing communities in British Columbia, with a rapidly aging population, with Langley Memorial Hospital currently operating with only 200 long-term care beds, and an accelerating pace of shortfall of beds, which is wholly insufficient to meet the current and projected demand;³

AND WHEREAS British Columbia's 2026 Budget reduced provincial health capital funding by \$4 billion, and has paused or delayed the construction of seven scheduled long-term care projects across the province and not provided subsequent release of information on the budget allocation, confirmed project timeline for the announced 300-bed commitment at Langley Memorial Hospital;⁴

THEREFORE BE IT RESOLVED that Langley City Council direct the Mayor to draft and send a formal letter on behalf of Langley City Council requesting a clear, written, and publicly accountable response within 30 days on the following:

1. The current status of the provincial commitment to deliver 300 new long-term care beds on the Langley Memorial Hospital campus;
2. Whether a business plan has been completed and approved by the Ministry of Health and Fraser Health Authority;
3. A confirmed project timeline with milestones, including a projected construction start date and opening date;

to the Honourable Josie Osborne, Minister of Health,

copied to:

The Honourable Brenda Bailey, Minister of Finance

The Honourable Bowinn Ma, Minister of Infrastructure

Jody Bal-Toor, Member of the Legislative Assembly for Langley – Willowbrook

¹ <https://news.gov.bc.ca/releases/2024HLTH0141-001484>

² <https://www.seniorsadvocatebc.ca/monitoring-seniors-services/>

³ <https://news.gov.bc.ca/releases/2024HLTH0141-001484>

⁴ <https://www.bcbudget.gov.bc.ca/2026/highlights/>

Background Sources:

1. The 2024 Provincial Commitment — 300 Long-Term Care Beds, Langley Memorial Hospital

BC Government News Release — "New long-term care home coming to Langley" (September 11, 2024)

<https://news.gov.bc.ca/releases/2024HLTH0141-001484>

2. Provincial Long-Term Care Crisis — Waitlists, Wait Times, Hospital Costs

BC Seniors Advocate — Monitoring Seniors Services 2025 (Released March 26, 2026)

<https://www.seniorsadvocatebc.ca/monitoring-seniors-services/>

Today in BC — "BC Seniors Advocate continues to warn of spiralling wait times" (March 26, 2026)

<https://todayinbc.com/2026/03/26/b-c-seniors-advocate-continues-to-warn-of-spiralling-wait-times-for-long-term-care/>

3. Langley's Specific Situation — Demographics, Growth, Bed Shortfall

BC Government News Release — "New long-term care home coming to Langley" (September 11, 2024)

<https://news.gov.bc.ca/releases/2024HLTH0141-001484>

BC Seniors Advocate — "From Shortfall to Crisis: Growing Demand for Long-Term Care Beds in BC" (July 29, 2025)

<https://www.seniorsadvocatebc.ca/reports/>

4. Budget 2026 — Health Capital Cuts and Paused Long-Term Care Projects

BC Budget 2026 Highlights — Province of British Columbia (February 17, 2026)

<https://www.bcbudget.gov.bc.ca/2026/highlights/>

CTV News Vancouver — "BC budget: Projects put on pause as government 're-paces' capital plan" (February 17, 2026)

<https://www.ctvnews.ca/vancouver/article/bc-budget-projects-put-on-pause-as-government-re-paces-capital-plan/>

BC Policy Centre — "BC Budget 2026: A slow retreat from public services" (February 17, 2026)

<https://bcpolicy.ca/2026/02/17/bc-budget-2026/>



CITY OF LANGLEY

MOTION

Reducing Local Street Speed Limits - Councillor White

Deferred at the October 20, 2025 regular council meeting

RECOMMENDATION - Motion was Moved and Seconded at the October 20, 2025 Regular Council meeting however was deferred until after adoption of the Transport 2050 Plan.

It is on the floor for debate:

WHEREAS reducing vehicle speeds from 50 km/h to 30 km/h improves stopping distance and reaction time, significantly lowering the risk of collisions and the severity of injuries; and

WHEREAS lower speed limits on local streets enhance public safety, reduce noise and emissions, and while encouraging walking, cycling, and other active travel — support healthier, more connected, and livable neighbourhoods, consistent with the City of Langley's Transportation 2050 Master Plan; and

WHEREAS over 60 municipalities in British Columbia have adopted or are considering 30 km/h limits for residential streets, and recent surveys show strong public support (≈ 66%) for lower speed limits, including among Metro Vancouver residents;

THEREFORE BE IT RESOLVED THAT that Council direct City of Langley staff to prepare a report exploring the reduction of local street speed limits, providing Council with sufficient information and context to make a well-informed decision.

March 30, 2026

File: CR-07-16
Ref: RD 2026 03 27

Mayor Nathan Pachal and Council
City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3

VIA EMAIL: npachal@langleycity.ca; dmack@langleycity.ca; lwhite@langleycity.ca;
msolyom@langleycity.ca; palbrecht@langleycity.ca; rwallace@langleycity.ca;
tjames@langleycity.ca

Dear Mayor Nathan Pachal and Council:

Re: Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the Regional Growth Strategy. The City of Maple Ridge is requesting an amendment to *Metro 2050* for a 301-hectare site comprising numerous properties, primarily located along 256 Street, north of 128 Avenue. The proposed amendment would redesignate regional land uses in the area from Rural and Industrial to Industrial and Conservation & Recreation to accommodate a light industrial hub and to expand the Urban Containment Boundary. Roughly half of the subject area is already designated Industrial within *Metro 2050*, and the majority of the subject area is already within the Fraser Sewerage Area. The area contains existing industrial operations and the City notes that industrial lands have long been intended for this area through various industrial and employment lands studies. Regional Planning analysis concluded that, on balance, the proposed amendment is supportable, however, it does involve several trade-offs that were highlighted for MVRD Board consideration.

83625530

At its March 27, 2026 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolutions:

THAT the MVRD Board:

- a) *initiate the Metro 2050 amendment process for the City of Maple Ridge’s requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled “Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)”;*
- b) *give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026”;*
- c) *notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) *direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The proposal would:

- Add 198 net hectares of Industrial designated lands, expanding the regional supply of industrial lands and supporting long-term economic resilience.
- Add 79 hectares of Conservation and Recreation lands, securing mature forested areas that provide ecological services and establishing a buffer between industrial and adjacent rural or agricultural lands.
- Apply Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience.

Challenges include:

- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure.
- The area’s location is susceptible to hazards and requires significant infrastructure investment.
- The redesignation of 222 ha of Rural lands to Industrial will potentially increase speculation to convert Rural lands elsewhere in the region, and *Metro 2050* stipulates that Rural lands are not intended to be an Urban Reserve.
- There will be regional tree canopy target and ecosystem connectivity loss as with any conversion of Rural lands to Industrial uses.

Metro 2050 is the regional federation’s plan for managing growth coming to the Metro Vancouver region in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of regional utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on Regional Growth Strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated February 12, 2026, titled “Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)” providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/cp

cc: Francis Cheung, Chief Administrative Officer, City of Langley
Kelly Kenney, Corporate Officer, City of Langley
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge \(North 256 Street Industrial Lands Area Plan\)" \(pg. 262\)](#)

83625530

March 31, 2026

File: CR-07-16
Ref: RD 2026 03 27

Mayor Nathan Pachal and Council
City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3

VIA EMAIL: npachal@langleycity.ca; dmack@langleycity.ca; lwhite@langleycity.ca;
msolyom@langleycity.ca; palbrecht@langleycity.ca; rwallace@langleycity.ca;
tjames@langleycity.ca

Dear Mayor Nathan Pachal and Council:

Re: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the regional growth strategy. The City of Surrey is requesting an amendment to *Metro 2050* for a 23.7-hectare area known as Hazelmere, for portions of three properties at 18115 – 0 Ave, 18147 – 0 Ave, and 18253 – 0 Ave. The proposed amendment would redesignate the regional land use of the property from Rural to General Urban to accommodate a 145-lot subdivision and extend the Urban Containment Boundary to include the subject property.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the ALR. Surrey responded on December 17, 2025 with additional information and requested that the updated amendment be considered by the MVRD Board.

83878942

The submitted proposal is largely unchanged, and the staff assessment of the proposal’s consistency with *Metro 2050* goals and policies concluded with a recommendation that the MVRD Board decline the application due of the site’s location outside the Urban Containment Boundary far from existing urban areas, transit and the Fraser Sewerage Area, concerns about wastewater flows to an already constrained sewer segment increasing pressure on regional infrastructure, increased pressure for conversion of adjacent Rural and Agricultural lands, and the impact of new provincial housing legislation that would permit up to four times the number of homes on the proposed subdivision.

At its meeting on March 5, 2026, the Regional Planning Committee considered the staff report and, notwithstanding the staff recommendation, resolved to recommend that the proposed amendment advance to the Metro Vancouver Regional District Board for consideration.

At its March 27, 2026 regular meeting, the Metro Vancouver Regional District (MVRD) Board passed the following resolution:

THAT the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey’s requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled “Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)”;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026”;*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and*
- d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.*

Metro 2050 is the regional federation’s plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on amendment procedures, please refer to *Metro 2050* Sections 6.3 and 6.4. Enclosed is a Metro Vancouver staff report dated February 3, 2026, titled “Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)” providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

Following the MVRD Board’s initial readings, Metro Vancouver staff will notify affected local governments and host a public information meeting to provide the opportunity to comment on the proposed amendment. Feedback will be compiled and brought to the MVRD Board with the opportunity to give final reading and adopt of the amendment bylaw, which must receive at least a two-thirds weighted vote of the MVRD Board.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/vc

cc: Francis Cheung, Chief Administrative Officer, City of Langley
Kelly Kenney, Corporate Officer, City of Langley
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated March 5, 2026, titled “Metro 2050 Type 2 Proposed Amendment – City of Surrey \(Hazelmere\)” \(pg. 313\)](#)

83878942