



## 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

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Signed:

MAYOR

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Certified Correct:

CORPORATE OFFICER