THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

EXPLANATORY NOTE

Bylaw No. 6189 repeals the Langley Development Cost Charges Bylaw No. 5897 and amendments thereto and establishes a new Development Cost Charges Bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

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The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Langley Development Cost Charges Bylaw No. 6189". As a short title, it may be known as "DCC Bylaw No. 6189"

Definitions

2. For the purposes of this Bylaw:

Accessory Dwelling Unit	means a self-contained Dwelling Unit within a building of secondary use which contains sleeping facilities, sanitary facilities and cooking facilities that are for the exclusive use of the occupant(s) of the suite and is located in a building smaller than a principal building located on the same lot and may be situated above a detached garage.
Apartment Residential	means a building or portion of a building(s) containing three (3) or more self-contained Multiple-Unit Dwellings accessed through a common hallway, one or more of which are wholly or partly above another self-contained Dwelling Unit.
Commercial	means a Commercial development in a Commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of a Commercial nature.
Development Cost Charges	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as "DCCs" or "DCC" in this Bylaw.
Dwelling Unit	means one (1) or more habitable rooms used for residential purposes where such room or rooms contain or provide for the installation of only one (1) set of cooking facilities and one (1) or more sets of sanitary facilities.
Gross Floor Area (GFA)	means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to

	the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.
Ground Oriented Multi Family Residential	means a Multiple-Unit Dwelling building(s) containing three (3) or more self-contained units accessible through separate, ground-oriented entrances (i.e., not accessed through a common hallway). Forms of development include Accessory Dwelling Units, rowhouses, townhouses, small-scale multi-unit housing and mobile homes.
Industrial	means all developments zoned for industrial uses under the Zoning Bylaw and all developments having industrial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	means: (a) all developments zoned for Institutional use under the Zoning Bylaw; or (b) Institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than Institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and utility uses.
Multiple-Unit Dwelling	means a principal building consisting of three (3) or more Dwelling Units in one (1) or more buildings.
One-Unit Dwelling	means a principal building used exclusively for residential purposes and consisting of one (1) Dwelling Unit and may include a fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.
Secondary Suite	means a self-contained Dwelling Unit containing sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s) of the suite and is smaller than, secondary to, and connected to a primary Dwelling Unit located within a principal building on the same lot.
Single and Two Family Residential	means a One-Unit Dwelling, which may contain one (1) additional Dwelling Unit in the form of a Secondary

	Suite or an Accessory Dwelling Unit, or a Two-Unit Dwelling, wherein each unit may also contain one fully enclosed Secondary Suite.
Two-Unit Dwelling	means a principal building used exclusively for residential purposes and consisting of two (2) primary Dwelling Units and each primary Dwelling Unit in a Two-Unit Dwelling may include one (1) fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.
Zoning Bylaw	means the Township of Langley Zoning Bylaw No. 2500, as amended or replaced.

Schedules and Notes

3. Schedules "A", "B" and "C" are attached hereto and form part of this Bylaw.

4. The notes found at the bottom of Schedules "A", "B" and "C" form part of this Bylaw.

Development Cost Charges

5. In accordance with the *Local Government Act*, every person who obtains:

    a) approval of a subdivision; or

    b) a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where the value of the work authorized by the permit does not exceed $50,000;

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules "A", "B" and "C" of this Bylaw.

    c) For certainty, this Bylaw imposes charges in respect of a building permit or structure that will, after the construction, contain fewer than four dwelling units for which the dwelling unit in the building or structure will be for residential use.

6. For a type of development not identified under Schedules "A", "B", or "C" of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the Director of Community Development, or their designate, with the amount payable based on the most comparable type of development, as determined by the Director of Community Development for the Township of Langley, or their designate, acting reasonably.

7. Subject to the *Development Charge (Instalments) Regulation, B.C. Reg 166/84*, as amended or replaced from time to time, Development Cost Charges imposed pursuant to this Bylaw must be paid at time of approval of subdivision or at issuance of building permit.

8. A Development Cost Charge is not payable if the development does not impose new capital cost burdens on the Township of Langley. A new capital cost burden will be imposed where there is a new demand created for designated services. A determination of whether a development imposes a new capital cost burden on the Township of Langley will be in the sole discretion of the Director of Community Development for the Township of Langley. A determination of whether a new demand for services is created on a subdivision will be based on, among other things, the number of pre-existing fee simple lots (but excluding pre-existing stratified lots) prior to the subdivision. For greater certainty, and without limiting in any way what else may constitute a new capital cost burden, the creation of new fee simple lots will be deemed to have imposed a new capital cost burden on the Township of Langley for which development cost charges may be imposed.

9. For Development Cost Charges imposed pursuant to this Bylaw on Single and Two Family Residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision or building permit application. For Ground Oriented Multi Family Residential and Apartment Residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area, as applicable.

10. Where a developer is required to provide or pay to provide a specific service or part of a service pursuant to a Development Works Agreement under the *Local Government Act* and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

11. Where a developer is required to provide or pay to provide a specific service or part of a service outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) The amount of Development Cost Charges identified as "DCC Recoverable" in the DCC review report prepared as part of the Township of Langley DCC program, as amended, or replaced;

    b) The amount of Development Cost Charges calculated for the subdivision of building project pursuant to the provisions of this Bylaw for the class of service; or

c) The estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

12. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under the *Local Government Act*, and those works are included in the calculations used to determine the amounts of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing the project.

General Provisions

13. In this Bylaw, words importing the singular number include the plural number, and vice versa.

14. Langley Development Cost Charge Bylaw No. 5897 and amendments thereto are hereby repealed.

READ A FIRST TIME the	26	day of	January	, 2026
READ A SECOND TIME the	26	day of	January	, 2026
READ A THIRD TIME the	26	day of	January	, 2026
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	7	day of	October	, 2026
ADOPTED the	16	day of	November	, 2026

Mayor

Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

SCHEDULE "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Fire	Total
Single and Two Family Residential	du	$20,504	$14,638	$4,100	$7,160	$22,998	$2,978	$72,378
Ground Oriented Multi Family Residential	du	$13,558	$5,898	$2,846	$4,970	$15,963	$2,067	$45,302
Apartment Residential	du	$11,144	$4,046	$1,809	$3,159	$10,146	$1,314	$31,618

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule "A" and is payable in addition to any other DCCs applicable to other uses in the development.

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LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

SCHEDULE "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Fire	Total
Commercial	m^2 GFA	$53.00	$36.00	$14.00	$24.00	$77.00	$10.00	$214.00
Institutional	m^2 GFA	$52.99	$31.91	$13.75	$24.01	$77.11	$9.98	$209.75

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule "A" and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and Institutional DCCs are imposed based on Gross Floor Area (GFA).

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LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

SCHEDULE "C"

INDUSTRIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Fire	Total
Industrial	m^2 GFA	$11.89	$33.67	$5.43	$9.48	$30.44	$3.94	$94.85

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule "A" and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Gross Floor Area (GFA).