

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

AMENITY COST CHARGES BYLAW NO. 6115

EXPLANATORY NOTE

Bylaw No. 6115 establishes an Amenity Cost Charges Bylaw.

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A Bylaw to Impose Amenity Cost Charges for Public Amenity Projects

The Municipal Council of the Corporation of the Township of Langley, in Open meeting assembled, ENACTS AS FOLLOWS:

Title

1. This Bylaw may be cited for all purposes as "Amenity Cost Charges Bylaw No. 6115". As a short title, it may be known as "ACC Bylaw No. 6115".

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.
Amenity	means a facility or feature that provides social, cultural, heritage, recreational or environmental benefits to a community.
Amenity Cost Charge	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Amenity Cost Charges may also be referred to as "ACCs" or "ACC" in this Bylaw.
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.
Dwelling, Multiple-Unit	means a principal building consisting of three (3) or more dwelling units in one or more buildings

Dwelling, One-Unit	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.
Dwelling, Two-Unit	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.
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	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.

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.

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

Amenity Cost Charges

4. 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,

must pay to the Township of Langley the applicable Amenity Cost Charges set out in Schedules "A" and "B" of this Bylaw for the purpose of providing funds to assist the Township in paying the capital costs of amenities set out in Schedule "C" to this bylaw.

5. Where a type of development is not specifically identified in Schedules "A" and "B" of this Bylaw, the amount of Amenity Cost Charges to be paid to the Township shall be equal to the Amenity Cost Charges that are payable for the type of development that in the opinion of the Director of Community Development imposes the most similar cost burden on the Township's amenity services.
6. The amount of Amenity Cost Charges payable in relation to mixed-use type of development shall be calculated separately for each portion of the development, in accordance with Schedule "A" and "B", based on the mix of uses included in the building permit application and the total amenity cost charges payable shall be the sum of the charges payable for each type.
7. For Amenity 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, Amenity Cost Charges are assessed based on the additional Gross Floor Area, as applicable.

8. In the case of a Building Permit for a Mobile Home Park, Amenity Cost Charges are calculated by multiplying the total Amenity Cost Charges payable per unit for a Ground-oriented Multi-family Residential use, as prescribed in Schedule "A", by the number of Mobile Home pads to be constructed.

Payment

9. Pursuant to *Local Government Act* Section 570.2 *Amenity cost charges: imposition and collection*, amenity cost charges are payable at the time of approval of the subdivision or issuance of the building permit. The payment of amenity cost charges, including payments made by instalments, is prescribed by B.C. Reg. 166/84 [*Development Charge (Instalments) Regulation*], as amended.

Exemptions

10. An ACC is not payable under the following circumstances:
- a) Development of a public place of worship;
 - b) Development does not result in an increase in the population of residents or workers in the Township of Langley;
 - c) Developments that have already been charged for a particular amenity, unless further development results in additional increase in population of residents or workers; or
 - d) In relation to affordable and special needs housing units that are required under an affordable and special needs housing zoning bylaw or any class of affordable housing prescribed by regulation.

Severability

11. If any section, subsection, clause, or phrase of this Bylaw is, for any reason, held to be invalid by a court of competent jurisdiction, it will be deemed to be severed, and the remainder of the Bylaw will remain valid and enforceable in accordance with its terms.

READ A FIRST TIME the	21	day of	July	, 2025
READ A SECOND TIME the	15	day of	December	, 2025
READ A THIRD TIME the	9	day of	March	, 2026
ADOPTED the	23	day of	March	, 2026



Mayor



Township Clerk

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Schedule "A"

Residential Amenity Cost Charges

Type of Development	Unit	ACC \$/Unit
Single and Two Family Residential	dwelling unit	\$19,571
Ground Oriented Multi Family Residential	dwelling unit	\$13,584
Apartment Residential	dwelling unit	\$8,634

NOTE:

- Residential ACCs 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 ACCs applicable to other uses in the development.

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Schedule "B"

Non-Residential Amenity Cost Charges

Type of Development	Unit	ACC \$/m² gross floor area
Commercial	m ² gross floor area	\$65.62 (\$6.10/ft ² gross floor area)
Industrial	m ² gross floor area	\$25.90 (\$2.41/ft ² gross floor area)
Institutional	m ² gross floor area	\$65.62 (\$6.10/ft ² gross floor area)

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 ACCs applicable to other uses in the development.

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Schedule "C"

List of Amenities

1. Langley Events Centre Convention Centre
2. Langley Events Centre Concert and Performance Hall
3. Langley Events Centre Ice and Dry Arenas Facility
4. Smith Athletic Park
5. Brookwood-Fernridge Community Centre
6. Willoughby Community Centre
7. Aldergrove Community Centre Expansion
8. Willowbrook Community Centre