

THE TEN PILLARS OF OUR PLAN

01 Respect for Taxpayers

02 Respect for All Our Communities

03 Respect for Our Neighbours

04 Respect for Our Small Businesses & Entrepreneurs

05 Respect for Our Children & Young People

06 Respect for Our Seniors

07 Respect for Our Farmers & Heritage

08 Respect for Our Safety

09 Respect for Our Air, Trees & Streams

10 Respect for Each Other

TOWNSHIP OF LANGLEY

FULL PLATFORM

OUR PLAN TO RESTORE RESPECT

TEN PILLARS, WITH THE ACTIONS BEHIND EACH ONE



Langley Township Election
Vote October 17, 2026

Inside the platform

Ten pillars, and the actions behind each one.

Ten Pillars, One Goal	03
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Our Langley Strong Commitment	04
--------------------------------------	-----------

PILLAR 01 Respect for Taxpayers	05
---	-----------

PILLAR 02 Respect for All Our Communities	09
---	-----------

PILLAR 03 Respect for Our Neighbours	13
--	-----------

PILLAR 04 Respect for Our Small Businesses & Entrepreneurs	16
--	-----------

PILLAR 05 Respect for Our Children & Young People	19
---	-----------

PILLAR 06 Respect for Our Seniors	23
---	-----------

PILLAR 07 Respect for Our Farmers & Heritage	26
--	-----------

PILLAR 08 Respect for Our Safety	29
--	-----------

PILLAR 09 Respect for Our Air, Trees & Streams	33
--	-----------

PILLAR 10 Respect for Each Other	36
--	-----------

Ten pillars. One goal.

Everything we do is geared toward one goal: restoring respect in the Township of Langley.

Respect for your tax dollars. Respect for your neighbourhood. Respect for all generations and all voices, even the ones with a different opinion. Respect for democracy and accountability. That respect has been missing from Township Hall, and residents feel it every day: in their tax bills, in their communities, and in the way their questions get answered.

This election comes down to one question: who do you trust to run our Township with respect, in the open, and with a real plan we can afford? In short: Who will restore respect?

Here are the ten pillars of Langley Strong's plan: what each one means for you and your family, and the specific actions behind each promise.

THE TEN PILLARS

- 01 Respect for Taxpayers
- 02 Respect for All Our Communities
- 03 Respect for Our Neighbours
- 04 Respect for Our Small Businesses & Entrepreneurs
- 05 Respect for Our Children & Young People
- 06 Respect for Our Seniors
- 07 Respect for Our Farmers & Heritage
- 08 Respect for Our Safety
- 09 Respect for Our Air, Trees & Streams
- 10 Respect for Each Other

OUR COMMITMENT

Our Langley Strong commitment

RESPECT IS COMMON SENSE

Tell people the truth, show them the bill, and don't promise what you can't pay for.

EVERY VOICE COUNTS

You shouldn't have to agree with the mayor to be treated with respect at Township Hall. With Langley Strong, every neighbourhood, every generation, and every voice counts.

110 CENTS ON THE DOLLAR

Langley Strong will hold tax increases to the lowest level the books allow, put B.C.'s biggest municipal debt on a public payback plan, and deliver 110 cents of value for every dollar you send to Township Hall.

OUR GOAL

Restoring respect in the Township of Langley.

RESPECT FOR TAXPAYERS

Your money. Your trust. Our responsibility.

22%

Another property tax hike is baked into a single year of the next term, in the current mayor and his majority's own financial plan.

2026-2030 FINANCIAL PLAN

\$14,000

Owed per household. Langley Township is now the most indebted municipality in B.C., after debt quadrupled in a single council term.

TOWNSHIP DEBT PER HOUSEHOLD

\$790M+

Counting borrowing already in progress and approved, that is what taxpayers are on the hook for.

TOTAL TAXPAYER EXPOSURE

Property taxes in the Township jumped 22% over the last term. And the current mayor and his majority's own financial plan has another 22% hike baked into a single year of the next term. 22% in one year! Nobody's paycheque is growing that fast. Nobody's pension is either.

Along the way, Langley Township has been turned into the most indebted municipality in B.C. – we now owe more than \$14,000 per household. That debt doesn't disappear; it lands on your tax bill, year after year. Township debt quadrupled in just one council term. Counting the borrowing already in progress and approved, taxpayers are now on the hook for nearly \$800 million.

The current mayor and his slate keep racking up the credit card. They set up a Township-owned housing society, borrowed \$177 million through it, and told the public it would have no effect on our borrowing limit. Their own 2026 capital plan now says otherwise – it's part of the Township debt we collectively owe.

Langley Strong believes taxes are a public trust. We will treat every dollar like it is a sacrifice that came out of your pocket, because it is. You deserve 110 cents of value out of every tax dollar, not excuses and secrets hidden behind closed doors.

How Langley Strong will restore respect for taxpayers

- 01** Order a full forensic audit of Township finances in our first 100 days and publish what it finds, so everyone knows exactly how big the hole is before another dollar is spent. Include an investigation of how \$177 million was borrowed through a society the Township owns, without the say residents get on any other borrowing.
- 02** The audit will be the final thing ever funded by the Mayor's Contingency Fund (the current mayor's creation) which will be abolished, as tax dollars belong to the community, not one person.
- 03** Close the loophole: debt taken on by any body the Township owns will count against our borrowing limit and need the same approval from residents as any other borrowing. If taxpayers carry the risk, taxpayers get a say.
- 04** Hold tax and fee increases to the lowest level the Township's finances allow, with an honest multi-year outlook – no accounting games that push this year's pain onto next year's bill.
- 05** Set a clear, public timeline to pay down the Township's debt, and report progress against it every year.
- 06** Build only what we can pay for: phased, pay-as-we-grow projects with a complete, legal funding plan in place before work begins. Every project shows its funding plan up front, any borrowing included, with the repayment cost and the operating cost on the table before the vote. No front-loaded megaprojects that gamble on revenue that may never arrive, or on funding tools the courts may take away. Seek out partnerships, grants, naming rights, and other ways to take the burden off Township taxpayers.
- 07** Move the Township's housing society, and the \$177 million of debt behind it, to an established non-profit housing provider once the buildings are finished and full – taking that debt off our books and out of our borrowing limit. Further, end the exemption that lets the Township and its housing society escape our own tenant protection bylaw. A landlord backed by your tax dollars should meet the standard we set for every other landlord.
- 08** Restore one bill for municipal and regional services to make things simpler for residents, and less expensive for the Township to collect.
- 09** Order an independent review of utility and water billing, so bills reflect actual service costs, not quiet cost-shifting.

How Langley Strong will restore respect for taxpayers

- 10 Follow a proper, modern budget process, with ample consultation, staff reporting, council/committee of the whole discussions, and meetings – all done in public.
- 11 Bring back a long-term financial plan with real borrowing limits and reserve targets.
- 12 Create a Council Finance Committee that meets at least quarterly to enhance oversight and accountability.
- 13 Clean up the mess that the mayor and his slate have made with indemnification (the Township paying legal bills for politicians). Create an independent panel to identify best practices among other municipalities and put forward a bylaw and process that is fair, transparent, and protects both Township taxpayers and officials.

Our Langley Strong commitment

AUDIT FIRST, BUDGET SECOND

We don't borrow another dollar until we know how deep the hole is.

EVERY DOLLAR IS A SACRIFICE

Every tax dollar is a sacrifice for Langley families, seniors and residents, and Langley Strong will treat it with the respect it deserves, and try and stretch it as far as it can go.

A PUBLIC PAYBACK PLAN

The current mayor and his slate's own plan has another 22% tax hike baked in for 2027. Langley Strong will hold increases to the lowest level the books allow – and put B.C.'s biggest municipal debt on a public payback plan.

Langley Strong believes taxes are a public trust. We will treat every dollar like it is a sacrifice that came out of your pocket, because it is.

You deserve 110 cents of value out of every tax dollar, not excuses and secrets hidden behind closed doors.

RESPECT FOR ALL OUR COMMUNITIES

Every community is an equal partner in this Township.

7

Communities in one Township: Walnut Grove, Fort Langley, Rural Langley, Aldergrove, Brookwood, Murrayville and Willoughby.

EVERY ONE AN EQUAL PARTNER

22%

Another property tax hike is baked into a single year of the next term, in the current mayor and his majority's own financial plan.

2026-2030 FINANCIAL PLAN

\$790M+

Counting borrowing already in progress and approved, that is what taxpayers are on the hook for.

TOTAL TAXPAYER EXPOSURE

The Township isn't one neighbourhood. It's many – each with its own history, its own character, and its own needs. Every one of them deserves fair treatment and fair investment: parks, recreation, roads, and services.

For too long, some communities have watched the money and the attention flow elsewhere. That ends. Langley Strong will treat every community as an equal partner within the Township: planning with residents, not around them, and making sure no neighbourhood is left waiting at the back of the line.

How Langley Strong will restore respect for all our communities

Let's be honest about where we start: the current mayor and his majority have left the Township in a deep fiscal hole, and no community's wish list can be met with a broke, massively-in-debt Township Hall.

That's why Langley Strong will fix the books first: a forensic audit, attracting more industrial and commercial employers – a wider tax base, not higher rates – so every property owner carries less, cutting legal bills and vanity projects, managing the capital budget prudently, funding must-haves before nice-to-haves, and putting our debt on a public payback plan.

We will also aggressively chase partnerships and grant dollars from Langley companies, organizations and other levels of government, so someone else's money helps carry the load. As that work opens up room in the budget, here is what it will deliver, community by community.

ACROSS THE TOWNSHIP

- 01** Complete the infrastructure projects already under way.
- 02** Plan every neighbourhood with local residents, through real consultation.
- 03** Build a parks and recreation facilities plan that names what each community needs to feel complete, sets aside the funds in a prioritized, intelligent manner to deliver it, and includes triggers to moving projects forward.
- 04** Make sure daily needs – fields, recreation, services – exist close to home, so families aren't always driving across the Township to access them.
- 05** Work with local community associations to make sure every community is heard. Give these groups a direct line to discuss ideas and concerns with Council.

Community by community

Every neighbourhood has its own list. None of them goes to the back of the line.

WALNUT GROVE

Replace the aging and insufficient Walnut Grove Fire Hall – begin planning now. Refresh the community's treescape, medians and sidewalks, which are buckling and aging rapidly.

FORT LANGLEY

Move the heavy trucks out of the village by enhancing alternative routes and working with TransLink and the provincial government. Work with the federal government, Metro Vancouver, and Kwantlen First Nation to dredge Bedford Channel. Explore a small outdoor swimming pool, delivered in a less expensive manner. Work with federal government and rail companies on enhancing safety measures around the rail line.

RURAL LANGLEY

Prioritize critical rural roads and lighting to improve public safety. Review and modernize the Rural Plan. Improve bylaw enforcement on issues like illegal dumping, truck parking, and ditch filling.

ALDERGROVE

Do the little things first: work on improving buckled sidewalks, filling potholes, making roads safer, improving lighting, and adding more police presence to push back against petty crime. Restore the naming rights deal for the pool with Otter Coop and put those dollars into funding programs for Aldergrove kids. Work with Aldergrove Minor Baseball to replace the batting cage facility. Work with local residents and groups to identify and prioritize other recreation needs such as an upgraded track, cricket field, gymnasium or second sheet of ice.

BROOKSWOOD

Move a community centre for Brookwood into the planning phase, shaped by what local residents tell us they need. Identify the threshold of growth needed to trigger construction of the centre, so the community knows what to expect, and that growth there will turn into a tangible benefit for their community. Work with the school district to install pickleball courts at Brookwood Secondary.

MURRAYVILLE

Bring forward a long-term plan for the aging W.C. Blair pool and surrounding park, created with the people who use it. Extend W.C. Blair's hours back to pre-COVID levels. Connect the sidewalks leading to all local schools.

WILLOUGHBY

Build a Willoughby community centre and library, with the price tag, the funding plan and the timeline published before the first shovel goes in. Get straight answers on the status of – and a clear, workable funding model for – a performing arts centre. Focus on the smaller cost items too: safe roads and connected sidewalks. Recoup some of the massive operating costs of the new facilities by selling naming rights to local companies, and looking for sponsors and partners.

Our Langley Strong commitment

FIX THE BOOKS FIRST, THEN BUILD

Finish what we've started, and don't promise a ribbon-cutting we can't pay for.

A FAIR SHARE, CLOSE TO HOME

Your kids shouldn't have to cross the Township for a swim, a skate or a ball game. Every community gets its fair share, close to home.

A PUBLIC PRICE TAG, AND A PLAN TO PAY FOR IT

Every community project comes with a public price tag and a plan to pay for it – no more blind announcements or grand promises that turn into tax hikes tomorrow.

Langley Strong believes a fair share is not a favour. It is what every community in this Township is owed.

Parks, recreation, roads and services, close to home, in every community, planned with its residents.

RESPECT FOR OUR NEIGHBOURS

Working together to get things done.

5

Neighbouring municipalities we share borders, roads and common challenges with: Langley City, Surrey, Abbotsford, Pitt Meadows and Maple Ridge.

SHARED BORDERS

4

First Nations to work with on issues of concern to our residents: Kwantlen, Katzie, Semiahmoo and Matsqui.

RELATIONSHIPS THAT MATTER

3+3

A standing working group of three councillors and three trustees, plus a meeting with the School Board at least once a year.

COUNCIL AND SCHOOL BOARD

Langley Township doesn't exist on an island. We share borders, roads, and common challenges with the City of Langley, Surrey, Abbotsford, Pitt Meadows, and Maple Ridge, and we depend on working relationships with the School District, Fraser Health, TransLink, Metro Vancouver, the provincial and federal governments, and their various agencies.

Burned bridges and political vendettas cost taxpayers money. Respectful relationships bring home opportunities, transit service, infrastructure dollars, and grants. Langley Strong will rebuild those partnerships – showing up, speaking respectfully, and working together to get things done for Langley.

How Langley Strong will restore respect for our neighbours

- 01** Rebuild and enhance working relationships with the City of Langley and Fraser Health – starting with shared services that save money on both sides.
- 02** Build a regional alliance with our municipal neighbours to press the Province and TransLink on improving roads and adding transit to the corridors choking us all.
- 03** Reopen honest, respectful, forward-looking conversations with TransLink and the provincial and federal governments so Langley stops leaving opportunity, grant money and infrastructure dollars on the table. Treat every level of government as a potential partner in making Langley better, and bring those dollars home.
- 04** Meet with the Langley School Board at least annually, and create a working group of three councillors and three trustees to keep lines of communication open.
- 05** Work with the Kwantlen, Katzie, Semiahmoo, and Matsqui First Nations on issues of concern to our residents. In an era where court and political views of Indigenous rights and title are shifting rapidly, it is more important than ever to have good relationships with Indigenous leaders. Langley Strong is committed to protecting private property rights and publicly-owned Township lands, and to advancing reconciliation through relationship and shared prosperity.
- 06** Show up. Return the Township to the gathered tables of organizations and charities where information is shared and decisions about services in Langley get made, instead of leaving an empty chair.

Our Langley Strong commitment

SHOW UP AND DO THE WORK

Grant money flows to the councils that show up and do the work, not the ones that pick fights.

PLAY ON THE SAME TEAM

Our kids play on the same teams as kids from Langley City and Surrey – our governments should be able to play on the same team too. Working together gets more done.

BURNED BRIDGES COST MONEY

Every burned bridge with TransLink, Victoria and Ottawa is money Langley taxpayers end up covering themselves.

Langley Strong will rebuild those partnerships – showing up, speaking respectfully, and working together to get things done for Langley.

Every level of government is a potential partner in making Langley better.

RESPECT FOR OUR SMALL BUSINESSES & ENTREPRENEURS

Turning opportunity into prosperity.

37%

Fewer building permits issued January to July 2026 than in the same months of 2023: 1,295, down from 2,069.

BUILDING PERMITS, JAN-JUL

\$471M

Value of construction permitted January cost charges on new building, effective January 2024.

CONSTRUCTION VALUE

F

Township's grade on the Canadian Federation of Independent Business's 2026 Open For Small Business municipal report card

DEVELOPMENT COST CHARGES

Small businesses are the people who sponsor your kid's hockey team, hire your neighbours, and keep our town centres vibrant. They deserve a Township Hall that is dedicated to helping them succeed, not one that buries them in delays and fees.

And we need them – with the amount of debt taken on by the current mayor and council, having a robust and growing commercial and industrial tax base is a necessity.

Langley Strong will make it easier to start and grow a business in Langley: faster permits, simpler licensing, and a fair, competitive tax structure. And we will champion shop-local initiatives.

How Langley Strong will restore respect for small business

- 01** Reinstate the Township's Economic Development Department, with a clear mandate to attract investment and grow local jobs. Fund it instead of the current mayor and his majority's advisors and appointees.
- 02** Put firm time limits on permit and licence decisions – decisions are a right, not a privilege or a tool for control – and benchmark our times openly against our neighbours. Reorient Township Hall to be a place where we want to say yes instead of no.
- 03** End the practice of using fees and approvals as unfair leverage over job creators.
- 04** Cut red tape with a 3-1-1 style service standard, so applicants can track exactly where their file sits and who is responsible for it.
- 05** Examine and remove duplicative regulations on businesses that are already regulated by other levels of government, such as farms and the Airport.
- 06** Attract employers and investment with a fair, competitive approach that grows the non-residential tax base – taking pressure off homeowners.
- 07** Open conversations with the federal government about the long-term future of the Department of National Defence lands south of the 264th St./Highway 1 interchange. Investigate dedication of a portion that could be used to create more industrial space, to grow Langley's economy and tax base, create more manufacturing jobs for Canadians, and designed in a way to respect the environment.
- 08** Refocus the Fraser Highway Employment Lands Plan to be about land fronting Fraser Highway itself, not Old Yale Road or the residential neighbourhoods near it.
- 09** Work with the Ministry of Transportation and Infrastructure to create truck parking in the Highway 1 corridor.
- 10** Initiate an audit and review of Tourism Langley, which relies on the hotel tax levy for its funding, to ensure tourism operators are receiving good value for their money, and that all our community attractions are highlighted.
- 11** Champion shop-local, so every dollar spent in Langley builds a stronger local economy and good jobs close to home.

Our Langley Strong commitment

FIRM DEADLINES, NOT DELAYS

No business can plan around a Township Hall that won't answer. Under Langley Strong, permit decisions come with firm deadlines.

A TOWNSHIP HALL IN THEIR CORNER

Small businesses sponsor your kid's jersey, energize your neighbourhood, and hire your neighbours. They deserve a Township Hall in their corner.

A WIDER TAX BASE, NOT HIGHER RATES

Every new employer that sets up shop in Langley takes property tax pressure off your home: a wider tax base, not higher rates.

Langley Strong will make Township Hall a place that wants to say yes, instead of no.

Not just on the campaign trail, but in every budget, every service and every decision at Township Hall.

RESPECT FOR OUR CHILDREN & YOUNG PEOPLE

A Langley kids can flourish in – and afford to stay in.

5,000+

New school spaces delivered by Langley's school trustees, without any help from Council.

DELIVERED BY TRUSTEES

2

Tables, one team. Township Council and the School Board, pushing in the same direction from day one.

ONE TEAM, TWO TABLES

22%

Another property tax hike is baked into a single year of the next term, in the current mayor and his majority's own financial plan.

2026–2030 FINANCIAL PLAN

Ask anyone who grew up in Langley what they remember, and you'll hear the same handful of things: a field to play on, a pool to swim in, a school with great teachers, a street safe enough to walk to a friend's house.

That childhood shouldn't depend on which corner of the Township your family can afford. Langley Strong will invest in what makes this a great place to grow up: outstanding schools, parks, playgrounds, sidewalks, childcare, and recreation in every community.

We will do it as one team, working at two tables. Our Township Councillors and School Trustees will advocate together from day one, instead of wasting years fighting one another. And, when they're grown, we will make sure those kids can stay. Too many young people who grew up here can't afford to build a life here – the quiet sadness in thousands of Langley homes. Langley Strong will champion homes young families can afford, speed up approvals, and keep needless costs off new homebuyers.

Our goal: make Langley the most child-friendly community in the Lower Mainland.

How Langley Strong will restore respect for our children

- 01 Advocate as one voice for the schools our growing communities need – new schools in Willoughby and Brookwood, expansions where classrooms are bursting, and faster provincial approvals to get them built. When the School Board and Council push in the same direction, the provincial government listens.
- 02 Make every new school a community hub: work with the school district to plan parks, sidewalks, childcare and recreation alongside new schools, so the whole neighbourhood gains every time a school opens.
- 03 Restore the policy of the Township buying land next to school sites to enhance park options.
- 04 Build up the childcare pipeline: identify daycare sites, streamline approvals, and where necessary discount licences and permits for licensed providers.
- 05 Expand free admission to Township recreation facilities to children under 12. Expand the Summer Fun Pass program for teenagers to other seasons of the year. These would be funded by doubling admission and program fees paid by non-Township residents, and pursuing sponsorships and grants.
- 06 Invest in sidewalks, wild spaces, parks, accessible playgrounds and recreation in every community – not just the ones with the newest rooftops.
- 07 Create a Langley Youth Council of local high school student council presidents that brings its ideas and priorities to Council at least once a year – if we want young people to stay, start by listening to them.
- 08 Give young Langley artists and performers a Township-wide stage: rotating displays of Kindergarten through Grade 12 student art in community facilities and offices, and regular performance spots for young musicians and dancers at events the Township already runs. Build on the annual youth art exhibitions our local arts and culture groups already deliver, and extend them to every corner of the Township with sponsors and volunteers.
- 09 Create a *Key to Langley Kids' Passport* with local businesses, where children who visit amenities like the zoo, farms, pool, museums, the Events Centre, and other stops, get a passport stamped. When completed, they turn it into the Township and receive a special Key to Langley pin from the Mayor. The program would be funded by private operators wanting to be listed on the Tour.

A great place to grow up, and a reason to stay

- 10 Bring the *Hidden Disabilities Sunflower* program, or one like it, to Township recreation centres, pools and public counters, so residents with non-visible disabilities like autism, dementia or hearing loss can quietly signal trained staff that they may need extra time or help. Work with partner community groups and foundations to help fund it.
- 11 Partner with the School District to investigate and pilot a lifeguard accreditation program for students looking to expand their skillset and job options. This would also develop more lifeguards who could do casual work for the Township and open more swimming lesson availability.
- 12 Partner with the School District to investigate and pilot a formalized swimming lessons program that runs during school hours, as part of physical education curriculum. This would lessen the pressure on afterschool swimming lesson availability.
- 13 Partner with local youth organizations to launch a youth jobs initiative, focused on encouraging Langley businesses to hire local teens.
- 14 Champion housing options young families can actually afford, measured by one test: can our kids make a life here?
- 15 Speed up approvals and keep needless costs off new homebuyers and encourage multi-generational housing options where appropriate.

Our Langley Strong commitment

ONE TEAM, TWO TABLES

Langley's trustees delivered more than 5,000 new school spaces — without Council's help. Imagine what one team at two tables delivers, pushing in the same direction from day one.

RAISED IN LANGLEY, A LIFE IN LANGLEY

Every kid deserves a field to play on, a pool to swim in and a school close to home – and, when they're grown, the chance to make a life in the Langley that raised them.

NOT ON YOUR TAX BILL

Free rec admission for kids under 12, more childcare and housing options, and fewer costs piled onto new homes – paid for by out-of-town user fees and sponsors, not your tax bill.

Langley Strong believes every child deserves a great place to grow up, and the chance to build a life in the community that raised them.

Our goal: make Langley the most child-friendly community in the Lower Mainland.

RESPECT FOR OUR SENIORS

The people who built Langley deserve better.

+22%

Property taxes climbed 22% over the last term. The current mayor's own plan has another 22% hike baked into the next term.

2026-2030 FINANCIAL PLAN

6.45%

What seniors now pay to defer property taxes: prime plus 2%, compounded monthly, up from prime minus 2% simple interest.

NEW DEFERRAL RATE

\$790M+

Counting borrowing already in progress and approved, that is what taxpayers are on the hook for.

TOTAL TAXPAYER EXPOSURE

Seniors on fixed incomes are being squeezed from every direction – groceries, utilities, and property taxes that just keep on climbing.

For years, seniors could defer their property taxes at a reasonable interest rate. Even that relief has been made more expensive – the interest rate on new deferrals more than doubled while home prices fell – and it stings.

Langley Strong will work hard to hold the line on the costs the Township controls, advocate for restoring fair tax deferral for seniors, and invest in the things that keep seniors healthy and connected.

Our goal: making sure seniors feel honoured and cared for in the community where they have given so much.

How Langley Strong will restore respect for our seniors

- 01 Work hard to hold the line on the costs the Township controls, so fixed incomes aren't squeezed harder every year.
- 02 Press the provincial government to restore fair property-tax deferral rates for seniors – relief that was eroded, and it stings.
- 03 Ensure seniors aren't left behind when the Township moves services and forms online – there must be paper options for those who prefer it.
- 04 Treat extreme heat as the safety issue it is for our elders: work with the provincial government to help low-income seniors get air conditioning units and open cooling centres during heat waves.
- 05 Open dedicated seniors' spaces in existing recreation facilities, so there's a place to gather, connect and stay active in their own neighbourhoods.
- 06 Invest in seniors' programming, and in parks and recreation that seniors of every mobility level can use.
- 07 Pilot a series of seniors' small groups in each community, partnering with local groups wherever possible, to help seniors to connect with people in their own neighbourhood.
- 08 Launch a seniors' shuttle pilot with community partners to connect communities.
- 09 Form closer relationships with organizations and service clubs that care for seniors in our community.
- 10 Review snow-clearing and winter service so seniors aren't stranded during snowfalls.
- 11 Champion housing options that let seniors stay in the community they built, instead of being priced out of it.
- 12 Lobby the Agricultural Land Commission to make it easier for seniors to stay on their farm properties without defaulting on farm status.
- 13 Make sure seniors feel honoured, cared for, and heard – in every decision, not just on the campaign trail.

Our Langley Strong commitment

A FIXED INCOME CANNOT CHASE A RUNAWAY TAX BILL

We will fight to hold the line on the costs the Township controls.

BUILT LANGLEY, BELONG IN LANGLEY

The people who built Langley shouldn't be priced out of it, or forgotten.

FAIR DEFERRAL, STEADY COSTS

Fair tax deferral and steady Township costs keep seniors in their homes and their savings in their accounts.

Langley Strong believes the people who built Langley should never be priced out of it. Seniors deserve to be honoured, cared for and heard.

Not just on the campaign trail, but in every budget, every service and every decision at Township Hall.

RESPECT FOR OUR FARMERS & HERITAGE

Protecting what makes Langley, Langley.

33

Years since the Township's Rural Plan was adopted. It needs a review to stay relevant to current farming trends and challenges.

RURAL PLAN, YEARS OLD

2013

The year of the Township's Agricultural Viability Strategy. Langley Strong will review, update and implement it.

AGRICULTURAL VIABILITY
STRATEGY

Calgary

The closest veterinary school to Langley. The one that accepts the most B.C. students is in Saskatoon.

NEAREST VETERINARY SCHOOL

Langley's farms and heritage aren't obstacles to growth – they're a major reason people love this place. Langley Strong will protect our farmland, update the rural plan, and respect farmers' ability to use their land the way farming requires.

We will also protect Langley's history: our historic sites, our landmarks, and the character and stories of the communities that built this Township. Growth and heritage can live side by side, but only if Council respects both.

How Langley Strong will restore respect for farmers & heritage

- 01** Do whatever it takes to ensure farmland stays farmland. Review and update the Township's Rural Plan, which was adopted 33 years ago, to ensure it is still relevant to current farming trends and challenges.
- 02** Respect farmers' ability to use their land the way farming requires, and encourage the business of farming, with faster, simpler answers, not years of process or needless overlapping regulation.
- 03** Review, update and implement the Township's 2013 Agricultural Viability Strategy, and help farms with agri-tourism marketing and fair rural signage.
- 04** Make rules for farm-based agricultural businesses equitable, whether the business is in the ALR or not.
- 05** Petition BC Assessment and other relevant provincial agencies to allow farm status for horse boarding. Animal care should be considered a legitimate farm practice. It doesn't make sense that the sale of an animal counts toward the status, but not the care of a farm animal.
- 06** Work with the Agricultural Advisory Committee and others to create an emergency management plan for livestock in the rural areas, focusing on getting animals to safety in potential disasters.
- 07** Work with the provincial government and post-secondary institutions to attract a veterinary school to Langley. Currently, the closest option is in Calgary, and the one that accepts the most B.C. students is in Saskatoon.
- 08** Protect Langley's heritage and historic sites, landmarks, and the stories of the people who built this Township. Require new development to fit the form and character of the neighbourhood around it.
- 09** Draw on the local knowledge of our heritage volunteers and advisory committees – the people who know this history best – to identify priorities and opportunities.

Our Langley Strong commitment

FAST ANSWERS FOR FARMERS

Farmers know their land better than Township Hall does – give them fast answers and get out of their way.

ONCE THEY ARE GONE, THEY ARE GONE

Langley's farms, landmarks and old buildings hold our families' stories, and once they're gone, they're gone.

EARN MORE, WITHOUT COSTING MORE

Agri-tourism, fair farm status and an updated Rural Plan help rural Langley earn more without costing taxpayers more.

Growth and heritage can live side by side, but only if Council respects both.

Farmland stays farmland, and the stories of the people who built this Township are protected.

RESPECT FOR OUR SAFETY

Safe streets, smart planning, and traffic that moves.

4

Fire inspectors covering thousands of structures – the same number the Township had two decades ago, despite massive growth.

FIRE INSPECTORS

2029

The year the first SkyTrain arrives at Willowbrook. The station-area safety plan needs to be in place before it does.

SKYTRAIN TO LANGLEY

2

Municipalities that could share one district model of policing, with detachment overhead split between them.

LANGLEY TOWNSHIP AND CITY

A neighbourhood works when you feel safe walking to school, the fire hall is properly staffed, and you can get where you're going without white-knuckling the drive.

Langley Strong will back our firefighters and police officers with the resources and staffing they need to keep pace with growth.

We will plan neighbourhoods using common sense planning principles: complete communities with services built alongside homes, not years behind them. And we will keep every part of the transportation network flowing: roads, transit, walking, and cycling.

How Langley Strong will restore respect for our safety

- 01 Back our firefighters and police officers with the staffing and resources to keep pace with growth.
- 02 Enter into negotiations with Langley City to move Langley RCMP to a district model of policing, with Community Police Offices, dedicated policing zones, and administration, detective, tactical and jail resources shared by both municipalities.
- 03 When looking at Township Fire Department needs, move from focusing only on suppression staff to public education, training, prevention, and inspection. We must keep preventing fires, along with putting them out. Despite massive growth in the Township, we still have the same number of fire inspectors as we did two decades ago – just four people covering thousands of structures.
- 04 Work with the Langley RCMP to examine a Community Safety Officer program to handle street-level disorder, freeing police to focus on policing.
- 05 Encourage Langley RCMP to expand foot and bike patrols in summer, targeted to areas residents and small business owners tell us need them.
- 06 Expand Langley RCMP's volunteer program, to give us more eyes and ears in the community.
- 07 Get ahead of SkyTrain: bring the Langley RCMP, Metro Vancouver Transit Police, Township bylaws, outreach agencies and local businesses to one table now to plan Willowbrook Station-area safety – lighting, patrols, crime-prevention design and clear lines of responsibility – so the plan is in place before the first train arrives in 2029.
- 08 Improve access to mental health programs for these frontline heroes. Create a standby Peer Support Unit within the Langley RCMP and Langley Township Fire Department for members, call-takers, and personnel to receive support and check-ins after traumatic events and calls.
- 09 Building on Calgary PD's successful program, introduce a dedicated Operational Stress Intervention Dog (OSID) to the Langley RCMP and Langley Township Fire Department to provide mental health support for our frontline officers and civilian staff as they face critical incidents. To help with funding the dog's care, we will work with a local foundation or charity.
- 10 Restore a public safety committee, with councillors and residents meeting quarterly to receive statistics and other updates from the Langley RCMP, Langley Township Fire Department, and Township Bylaws.

How Langley Strong will restore respect for our safety

- 11** Explore with Township fire officials the business plan, potential partners, and feasibility of a firefighter training facility in Brookwood. This has been talked about for years, but with little visible forward momentum.
- 12** Address chokepoints, potholes and traffic safety issues – the corridors and rural crossings where commuters and school buses lose hours – acting where the roads are ours and pressing other levels of government where they aren't.
- 13** Require traffic calming and sidewalks (and cycling lanes, where appropriate) to be delivered with new construction – built in, not bolted on years later. Build roads right, the first time.
- 14** Review gaps in the sidewalk network and prioritize fixing them.
- 15** Invest in well-lit streets and safer neighbourhood design, so people feel secure walking after dark.
- 16** Pilot projects to test smart and synchronized signals.
- 17** Work with the province, e-scooter riders, families, and police to develop safe practices and regulations, including capping speeds, keeping them off certain roads, moving them from sidewalks to bike lanes, mandatory helmets, and more.
- 18** Add a Council representative to the provincially-mandated Accessibility Committee that meets quarterly with Township staff. And make it easier for members of the public to join that Committee.

Our Langley Strong commitment

BUILT IN, NOT BOLTED ON

Streets you can walk after dark, roads that move, and firefighters and police staffed to keep pace with growth. Two decades of growth on the same four fire inspectors ends now.

SOMEONE CHECKS ON THEM

The people who run toward our worst days carry those days home with them – Langley Strong will make sure someone checks on them after the hard calls.

PREVENTION COSTS LESS

Preventing fires costs less than fighting them, and sharing RCMP detachment overhead with Langley City means the Township pays a share of the bill instead of all of it.

Langley Strong will back our firefighters and police officers with the resources and staffing they need to keep pace with growth.

Complete communities, with services built alongside homes, not years behind them.

RESPECT FOR OUR AIR, TREES & STREAMS

Leave Langley in better shape for the next generation.

5

Waterways where volunteers and the Township will plant trees and restore streambanks: the Fraser, Nicomekl, Yorkson Creek, Salmon River and Bertrand Creek.

STREAMS TO RESTORE

0

Township parkland and future park sites sold or mortgaged to cover budget shortfalls. Green space held for your grandchildren stays green.

PARKLAND SOLD

1

Long-term goal for the Arbour Ribbon: a connected trail running from the Fraser River to the U.S. border.

FRASER TO THE BORDER

The streams, trees, and green spaces of Langley took generations to grow. They can be lost in a single bad Council decision.

Langley Strong will apply smart, common-sense environmental protection principles to every planning decision: protecting our streams and fish habitat, preserving tree canopy and green space as we grow, and safeguarding the clean air and natural beauty that drew so many of us here.

Our test for every decision will be to leave Langley in better shape for the next generation than we found it.

How Langley Strong will restore respect for air, trees & streams

- 01 Don't sell or mortgage Township parkland and future park sites to cover shortfalls – green space held for your grandchildren stays green.
- 02 Review and update the tree protection bylaw, with real tree-retention standards, to preserve tree canopy and greenspace as we grow.
- 03 Tighten enforcement against illegal tree removal, illegal dumping and other harmful infractions.
- 04 Protect our wildlife corridors, streams and fish habitat in every planning decision.
- 05 Partner with the Langley Environmental Partners Society, streamkeepers, schools and service clubs to plant trees and restore streambanks along the Fraser, Nicomekl, Yorkson Creek, Salmon River and Bertrand Creek – volunteer muscle, backed by the Township.
- 06 Encourage rain gardens, bioswales and permeable surfaces in new developments, so stormwater soaks in where it falls instead of flooding the streets and streams below.
- 07 Create more natural parks in every area of the Township; not every public space needs to be heavily landscaped and programmed.
- 08 Continue to find opportunities to expand and connect the Arbour Ribbon, with the ultimate, long-term goal of a trail from the Fraser to the U.S. border.
- 09 Pivot Township infrastructure investment to become more resilient. Design stormwater, roads, facilities and emergency plans to be ready for potential flood, heat and other extreme-weather risk. Focus on being climate-ready.
- 10 Work with Metro Vancouver to enhance mosquito spraying in regional parks along the Fraser River.

Our Langley Strong commitment

A ONE TIME FIX, A FOREVER PRICE

Selling parkland to plug a budget hole is a one-time fix with a forever price – Langley Strong will stop it.

FOR OUR GRANDCHILDREN

Langley's trees and streams took generations to grow; our grandchildren deserve to grow up under them too.

SMARTER GREEN SPENDING

Natural parks cost less to build and keep up than manicured showpieces, and storm-ready infrastructure is cheaper than the cleanup after.

Our test for every decision will be to leave Langley in better shape for the next generation than we found it.

Streams, fish habitat, tree canopy, green space and clean air, protected in every planning decision.

RESPECT FOR EACH OTHER

Disagree without being disagreeable.

ASK ANYONE SEEKING YOUR VOTE

How do they govern themselves?

Do they listen?

Do they treat colleagues and residents with respect?

Do they answer honest questions with honest answers?

Are they beholden to friends and insiders?

Langley Strong will govern in the open: real consultation on major decisions, real answers at the Council table, and real accountability to the people we serve.

We will disagree without being disagreeable, put away the political knives, and find ways to work together to get things done.

Democracy works when respect turns into trust. That's the standard we will hold ourselves to, in every meeting, every vote, every day, for every resident of this Township we love so much.

How Langley Strong will restore respect for each other

- 01** Consult the public before major decisions, not after – with your feedback visibly reflected at the Council table.
- 02** Guarantee residents who take time off work to speak get their turn, not a deferral to next month.
- 03** Set a clear rule: public money is NEVER used to threaten the residents we serve, or the colleagues we serve with. No one should be penalized for having a different opinion.
- 04** Post every major decision and what it costs, in plain language, so nothing important happens out of sight.
- 05** Hold closed meetings only when the law requires it, report out publicly once the reason expires, and publish quarterly totals of legal spending.
- 06** Schedule Council meetings at times working residents can actually attend, and keep Council open to feedback between them.
- 07** Re-empower and restructure the Township's advisory committees and task forces so decisions draw on the people who live here. Target them around specific tasks, projects, and questions Council wants advice on.
- 08** Rebuild the relationship between Council and staff, treating the people who provide vital services to our community with respect. De-politicize Township Hall by encouraging staff to make the best recommendations possible for the good of the community, not just the ones they think a Council wants to hear.

Our Langley Strong commitment

NO LAWYER REQUIRED

You shouldn't need a lawyer to ask your Township a question.

YOUR TURN TO SPEAK

When a resident takes a day off work to speak at Council, they deserve their turn – not a deferral to next month.

RESPECT IS FREE

Respect is free; lawsuits, severance fights and broken partnerships are what cost taxpayers money.

Democracy works when respect turns into trust.

That's the standard we will hold ourselves to, in every meeting, every vote, every day, for every resident of this Township we love so much.

WHO WILL RESTORE RESPECT

Ten pillars. One goal.

A Township Hall that respects the people who pay for it, live around it, and love this community.

That's how Langley Strong will restore respect.

Full platform at

langleystrong.ca



Vote October 17, 2026