TOWNSHIP OF LANGLEY

PLATFORM 01

RESPECT FOR TAXPAYERS

YOUR MONEY. YOUR TRUST. OUR RESPONSIBILITY.

LANGLEY STRONG

Langley Township Election
Vote October 17, 2026

THE PROBLEM

22% in one year

Nobody's paycheque is growing that fast. Nobody's pension is either.

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.

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.

THE PLAN

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.

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 COMMITMENT

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.

Full platform at

langleystrong.ca

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