



PLATFORM 05

RESPECT FOR OUR SMALL BUSINESSES & ENTREPRENEURS

TURNING OPPORTUNITY INTO PROSPERITY.



A Positive Path Forward
Vote October 17, 2026

THE PROBLEM

Fewer permits. Higher fees.

Our commercial and industrial tax base needs to grow. Township Hall is making that harder.

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 taxbase 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.

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.

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 Work with the Ministry of Transportation and Infrastructure to create truck parking in the Highway 1 corridor.
- 07 Champion shop-local, so every dollar spent in Langley builds a stronger local economy and good jobs close to home.
- 08 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.
- 09 Refine the Fraser Highway Employment Lands Plan to focus predominantly on lands fronting Fraser Highway itself, rather than Old Yale Road or the residential neighbourhoods near it, while maximizing the economic and employment opportunities these lands can provide. Establish design guidelines that support appropriate light industrial uses while providing a thoughtful transition and appropriate buffers to neighbouring residential areas.
- 10 Attract employers and investment with a fair, competitive approach that grows the non-residential tax base – taking pressure off homeowners.
- 11 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.

OUR COMMITMENT

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.

Full platform at

langleystrong.ca



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