

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

FORT LANGLEY BUSINESS IMPROVEMENT AREA

BYLAW 2017 NO. 5272

EXPLANATORY NOTE

Bylaw 2017 No. 5272 provides for the establishment of a Business Improvement Area or Association in Fort Langley and repeals Fort Langley Business Improvement Area Bylaw 2012 No. 4904.

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**FORT LANGLEY BUSINESS IMPROVEMENT AREA
BYLAW 2017 NO. 5272**

A Bylaw to establish the Fort Langley Business Improvement Area

WHEREAS the Township Council may, by majority vote, grant money to an applicant under Section 215 (2) of the "Community Charter" for the purpose of the planning and implementation of a Business Promotion Scheme;

AND WHEREAS before a Council grants money for a Business Promotion Scheme, the Council shall pass a bylaw as required by Section 211 (2) of the "Community Charter";

AND WHEREAS the Council has had an application for a grant of money under Section 215 of the "Community Charter";

NOW, therefore the Council of the Township of Langley in OPEN MEETING ASSEMBLED, ENACTS AS FOLLOWS:

1. This bylaw shall be cited as "Fort Langley Business Improvement Area Bylaw 2017 No. 5272."

2. For the purpose of this Bylaw:

"Association" means the Fort Langley Business Improvement Association, or any other name that the members of the Association may approve.

"Fort Langley Business Improvement Area" means the area of the Township designated by Section 3 of this Bylaw.

"Business Promotion Scheme" means:

- e) encouraging business in one or more business improvement areas.

3. Council hereby designates those lands shown within the heavy outline on Schedule "A" attached hereto and forming part of this Bylaw, as the Fort Langley Business Improvement Area.

4. Council hereby approves to grant to the Association the amounts listed below, payable in accordance with the terms of this Bylaw. The three-year funding ceiling shall be \$337,650.

Year	Annual Budget
2017	\$ 93,500
2018	114,200
2019	<u>124,950</u>
Total	\$337,650

5. Monies granted to the Association under this Bylaw must be expended only by the Association and only for the purpose of the Business Promotion Scheme in accordance with the terms and conditions set out in Schedule "B" of this Bylaw.
6. All of the money granted to the Association pursuant to this Bylaw shall be recovered within the Fort Langley Business Improvement Area from the owners of land within that area.
7. For the purpose of recovering the monies granted to the applicant under this Bylaw pursuant to Sections 216 (3)(a)(ii) of the "Community Charter", the Council shall levy annually on all land and improvements that fall into Class 5 and Class 6 of the Assessments within the designated Business Improvement Area, rates sufficient to raise the sum as set out in Section 4 of this Bylaw.
8. The Association shall submit annually to Council, on or before March 1, a budget for the purpose of the Business Promotion Scheme set out in Schedule "B".
9. Money granted pursuant to Section 4 of this Bylaw shall be expended only for projects provided for in the annual budget submitted to the Township of Langley.
10. The Association shall confirm that the money granted for the previous year was spent according to the Business Promotion Scheme, by submitting to the Township on or before March 1, in each of the years 2018, 2019, 2020, an annual review engagement financial statement which shall be prepared in accordance with generally accepted standards for review engagements (enquiry, analytical procedures, and discussion with management) and shall include a Balance Sheet and a Statement of Revenue and Expenditure. The review engagement financial statement shall be prepared on a calendar year basis and will confirm that previous year expenditures are in compliance with this bylaw.
11. The Association shall not incur any indebtedness or other obligations beyond each budget year.
12. The Association shall obtain and maintain in force during the three year term of this Bylaw, a policy of insurance in accordance with the specifications set out in Schedule "C" attached hereto, and shall deliver a certified copy of each policy to the Township of Langley's Clerk / Corporate Officer on or before May 15, each year of the three-year term of the Business Improvement Area.

13. This Bylaw shall be in effect from the date of adoption until April 2, 2019 (end of three-year term).
14. Fort Langley Business Improvement Area Bylaw 2012 No. 4904 and all amendments are hereby repealed upon the adoption of Bylaw 2017 No. 5272.

READ A FIRST TIME the	27	day of	March	, 2017
READ A SECOND TIME the	27	day of	March	, 2017
READ A THIRD TIME the	27	day of	March	, 2017
RECONSIDERED AND ADOPTED the		day of		, 2017

_____	Mayor	_____	Township Clerk
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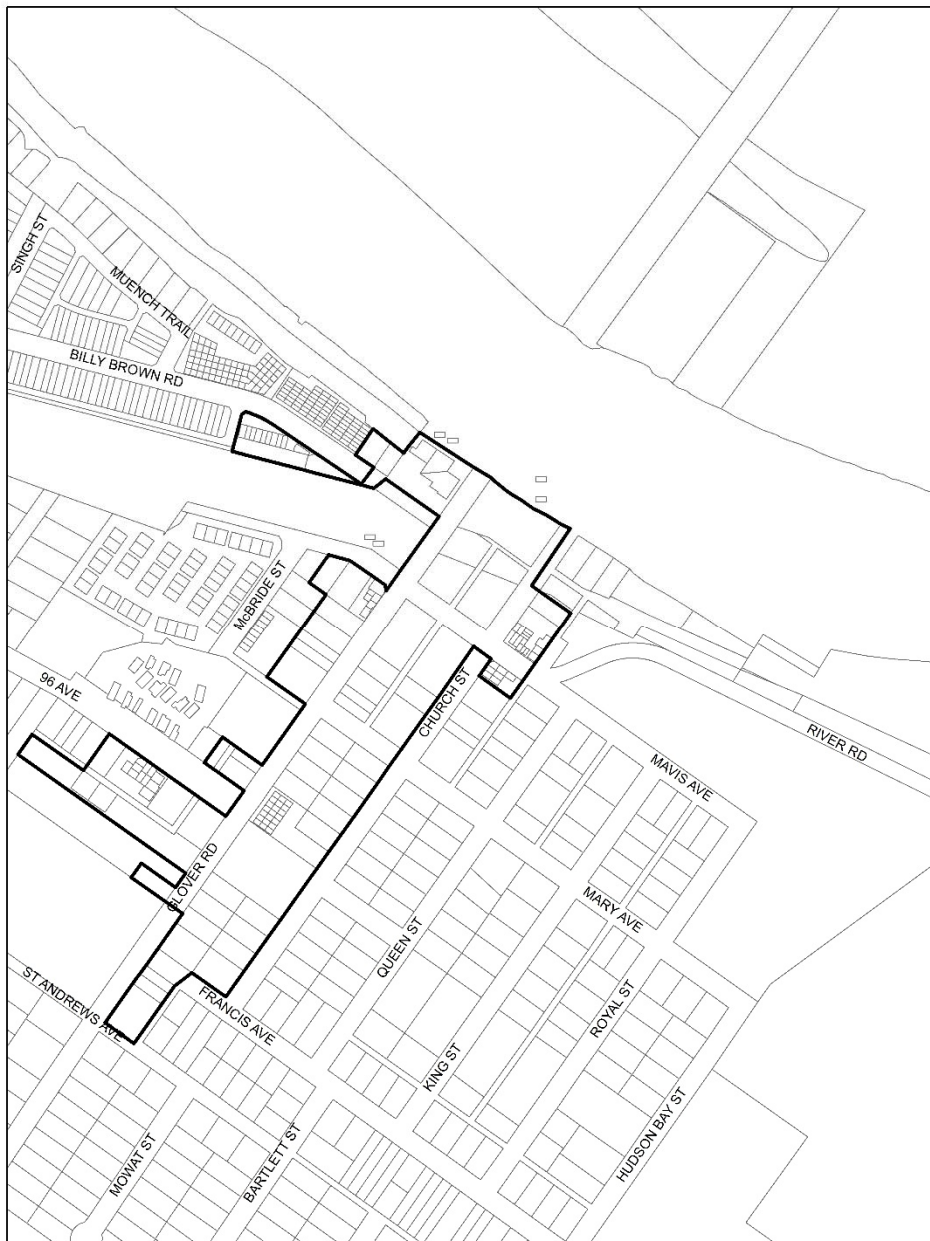
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SCHEDULE "A"

BOUNDARIES OF THE FORT LANGLEY BUSINESS IMPROVEMENT AREA

The Class 5 and Class 6 properties in the Fort Langley Business Improvement Area (BIA) are highlighted in gray on the map below.



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SCHEDULE “B” BUSINESS

PROMOTION SCHEME

The Business Promotion Scheme for Fort Langley and the mandate of the Fort Langley BIA are to:

- Encouraging business in one or more business improvement areas

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THE CORPORATION OF THE TOWNSHIP OF LANGLEY**FORT LANGLEY BUSINESS IMPROVEMENT AREA
BYLAW 2017 NO. 5272****SCHEDULE “C” INSURANCE****SPECIFICATIONS**

1. The applicant shall provide and maintain Comprehensive General Liability insurance acceptable to the Township and subject to limits of not less than THREE MILLION DOLLARS (\$3,000,000) inclusive per occurrence for bodily injury, death and damage to property including loss of use thereof. The insurance shall cover anyone employed directly or indirectly by the applicant as well as any contractor or subcontractor hired by the applicant.
2. The Township shall be added as an additional named insured under the Comprehensive General Liability policy and the policy shall contain a cross-liability clause.
3. The applicant shall provide the Township with a copy of its Comprehensive General Liability insurance policy prior to the Township providing funding under Section 4 of this Bylaw.
4. The applicant's Comprehensive General Liability policy shall contain an endorsement to provide that the policy shall not be cancelled, lapsed or materially altered without giving thirty (30) days notice in writing to the Township.