



COUNCIL REPORT

Report Date: May 7, 2026
Contact: Sarah Hicks
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VanRIMS No.: 08-2000-20
Meeting Date: June 2, 2026
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: Chief Licence Inspector
SUBJECT: Metro West Inter-Municipal Business Licence (IMBL) - Expanding to include the Township of Langley

Recommendations

- A. THAT Council approve, in principle, the participation of Township of Langley in the Metro West Inter-Municipal Business Licence (IMBL) as described in this report.
- B. THAT Council instruct the Director of Legal Services to prepare and bring forward for enactment the by-laws necessary to include the Township of Langley as a partner to the Metro West IMBL, generally as outlined in Appendix A and Appendix B.

Purpose and Executive Summary

This report recommends adding the Township of Langley as a partner to the Metro West Inter-Municipal Business Licence (IMBL) program. The IMBL is a single licence that allows eligible local businesses—construction, building repair and maintenance, and in-home health care professionals and services—to operate in six municipalities. Adding the Township of Langley would expand the program to seven municipalities: Burnaby, Delta, Township of Langley, New Westminster, Richmond, Surrey, and Vancouver. This expansion would create additional opportunities for current IMBL holders, reduce administrative burden and costs for IMBL holders that currently buy a separate Township of Langley licence, and would be attractive to businesses that currently purchase individual licences in Metro West municipalities and the Township of Langley.

Staff in each participating municipality including the Township of Langley, will bring the recommendation and proposed by-laws to their respective councils by October 15, 2026. If all councils approve, the expanded IMBL will take effect on January 1, 2027. Businesses will not need to apply for any additional licence: existing IMBL holders renewing for 2027 will automatically be authorized to operate in the Township of Langley, and new applicants will receive the expanded

IMBL. Existing licensees will be notified of the change and information about the expanded licence will be shared with prospective licence holders and the public through social media and the City's website.

Council Authority/Previous Decisions

- On [December 1, 2015](#) Council approved the City of Vancouver's participation as a permanent partner of the "Metro West" Inter-municipal Business Licence (IMBL) program. Partner municipalities are the City of Burnaby, the Corporation of Delta, the City of New Westminister, the City of Richmond and the City of Surrey. Eligible businesses are trades contractors and other professionals related to the construction industry, and businesses that perform maintenance, repair and/or inspections of land and buildings.
- On [September 25, 2024](#) Council approved the expansion of the IMBL to include health care professionals and services and to increase the IMBL fee from \$250 to \$300.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

Inter-municipal business licences (IMBLs) support dynamic local and regional economies. They reduce administrative and cost burdens by allowing eligible businesses to operate in multiple municipalities with the purchase of a single licence. The terms and conditions of an IMBL including the fee and licence administration are set out in common bylaws enacted by each participating municipality. In BC there are 17 IMBL partnerships between 104 municipalities.

The City of Vancouver has participated in the Metro West IMBL since its 2013 launch as a pilot for businesses in the construction industry to operate in Vancouver, Burnaby, Delta, New Westminister, Richmond, and Surrey. In 2015 the Metro West IMBL was made permanent and extended to businesses that repair, inspect and maintain land and buildings (for example arborists, building inspectors and janitors). The Metro West IMBL was further amended in 2024 to include health care professionals and services providing in-home care.

The Metro West IMBL agreement requires businesses to obtain a business licence in their home municipality (the municipality where they maintain business premises) and for an additional fee, they get the IMBL. A condition of the IMBL is that businesses must comply with relevant by-law conditions of each municipality in which they work.

The Metro West IMBL is popular with businesses. In 2025, the City of Vancouver issued 1,620 IMBLs and together, the partner municipalities issued a total of 7,509.

Staff in the participating municipalities of the Metro West IMBL along with staff from the Township of Langley propose expanding the IMBL to include the Township of Langley.

Discussion

Business licence data show that over 150 businesses are currently purchasing separate business licences in Vancouver, in another Metro West municipality, and in the Township of Langley. The proposed Metro West IMBL expansion would simplify licensing for those businesses by reducing administrative burden and could reduce annual licensing costs. In addition, the businesses would gain access to all Metro West partner municipalities.

The proposed Metro West IMBL expansion would benefit existing IMBL holders as well. They could expand operations or test a new customer base in the Township of Langley without having to take out a new, separate licence.

The licensing, administration and revenue sharing structure of the current Metro West IMBL would remain unchanged in the expanded Metro West IMBL. Businesses would have to purchase a licence in their home municipality and pay an additional fee to obtain the IMBL. The annual Metro West IMBL fee of \$300 would remain unchanged. Partner municipalities would retain 90% of the revenue from any licences they issue, and 10% of revenue would be shared evenly with the partners.

Analysis of licence data from the proposed participating municipalities suggests City of Vancouver revenues will not be impacted by including the Township of Langley in the Metro West IMBL. Revenue from any new IMBLs sold in Vancouver is expected to offset revenue that would be lost when Township of Langley based businesses that currently purchase Vancouver business licences instead purchase an IMBL in their home municipality.

Staff in all participating municipalities including the Township of Langley will be bringing the proposed by-laws to their Councils for approval in 2026. If the municipal Council of a participating municipality does not approve the recommendations, that municipality will not be considered a participating municipality and the IMBL will be effective among the other participating municipalities.

Financial Implications

Staff anticipate no financial implications from expanding the IMBL to include the Township of Langley.

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APPENDIX A

BY-LAW NO. _____

A By-law to enter into an Inter-municipal Business Licence Scheme

WHEREAS the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (the "Participating Municipalities") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

AND WHEREAS each of the Participating Municipalities has or will adopt a similar by-law and has or will enter into an agreement with the other Participating Municipalities to implement the inter-municipal business licence scheme;

NOW THEREFORE THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. There is hereby established an inter-municipal business licence scheme among the Participating Municipalities, pursuant to section 14 of the Community Charter and section 192.1 of the *Vancouver Charter*.

2. In this by-law:

"Business" has the meaning in the Community Charter;

"Community Charter" means the Community Charter, S.B.C. 2003, c.26;

"Inter-municipal Business" means any of the following businesses that provide services outside of their Principal Municipality:

- (a) a trades contractor or other professional related to the construction industry;
- (b) a contractor who performs maintenance, repair and/or inspections of land and buildings; and
- (c) a health care professional or a health care service provider who provides services by visiting clients in their homes;

"Inter-municipal Business Licence" means a business licence that authorizes an Inter-municipal Business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities;

"Municipal Business Licence" means a licence or permit, other than an Inter-municipal Business Licence, issued by a Participating Municipality, that authorizes a Business to be carried on within the jurisdictional boundaries of that Participating Municipality;

"Participating Municipality" means any one of the Participating Municipalities;

"Person" has the meaning in the Interpretation Act, R S.B.C. 1996, c. 238;

“Premises” means one or more fixed or permanent locations where the Person ordinarily carries on Business;

“Principal Municipality” means the Participating Municipality where a Business is located or has a Premises; and

“*Vancouver Charter*” means the *Vancouver Charter*, S.B.C. 1953, c.55.

3. Subject to the provisions of this by-law, the Participating Municipalities will permit a Person who has obtained an Inter-municipal Business Licence to carry on Business within any Participating Municipality for the term authorized by the Inter-municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.
4. A Principal Municipality may issue an Inter-municipal Business Licence to an applicant if the applicant is an Inter-municipal Business and meets the requirements of this by-law, in addition to the requirements of the Principal Municipality's By-law that applies to a Municipal Business Licence.
5. Notwithstanding that a Person may hold an Inter-municipal Business Licence that would make it unnecessary to obtain a Municipal Business Licence in other Participating Municipalities, the Person must still comply with all other regulations of any Municipal Business Licence By-law or regulation in addition to any other by-laws that may apply within any jurisdiction in which the Person carries on Business.
6. An Inter-municipal Business Licence must be issued by the Participating Municipality in which the applicant maintains Premises.
7. The Participating Municipalities will require that the holder of an Inter-municipal Business Licence also obtain a Municipal Business Licence for Premises that are maintained by the licence holder within the jurisdiction of the Participating Municipality.
8. The Inter-municipal Business Licence fee is \$300 and is payable to the Principal Municipality.
9. The Inter-municipal Business Licence fee is separate from and in addition to any Municipal Business Licence fee that may be required by a Participating Municipality.
10. Despite the provisions of section 11, the Inter-municipal Business Licence fee will not be pro-rated.
11. The term of an Inter-municipal Business Licence is twelve (12) months, except that, at the option of a Principal Municipality, the term of the initial Inter-municipal Business Licence issued to an Inter-municipal Business in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the Inter-municipal Business Licence with the expiry date of the Municipal Business Licence.
12. An Inter-municipal Business Licence will be valid within the jurisdictional boundaries of all of the Participating Municipalities until its term expires, unless the Inter-municipal Business Licence is suspended or cancelled or a Participating Municipality withdraws from the inter-municipal licensing scheme in accordance with this by-law.

13. A Participating Municipality may exercise the authority of the Principal Municipality and suspend an Inter-municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the Community Charter or *Vancouver Charter* or under the business licence by-law of the Participating Municipality. The suspension will be in effect throughout all of the Participating Municipalities and it will be unlawful for the licence holder to carry on the Business authorized by the Inter-municipal Business Licence in any Participating Municipality for the period of the suspension.
14. A Participating Municipality may exercise the authority of the Principal Municipality and cancel an Inter-municipal Business Licence in relation to conduct by the licence holder within the Participating Municipality which would give rise to the power to cancel a business licence under the Community Charter or *Vancouver Charter* or under the business licence by-law of the Participating Municipality. The cancellation will be in effect throughout all of the Participating Municipalities.
15. The cancellation of an Inter-municipal Business Licence under section 14 will not affect the authority of a Participating Municipality to issue a business licence, other than an Inter-municipal Business Licence, to the holder of the cancelled Inter-municipal Business Licence.
16. Nothing in this by-law affects the authority of a Participating Municipality to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the Community Charter or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.
17. A Participating Municipality may, by notice in writing to each of the other Participating Municipalities, withdraw from the inter-municipal business licensing scheme and the notice must:
 - (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of Inter-municipal Business Licences, which date must be at least six months from the date of the notice; and
 - (b) include a certified copy of the Council resolution or bylaw authorizing the municipality's withdrawal from the Inter-municipal Business Licence scheme.
18. The invalidity or unenforceability of any provision of this by-law shall not affect the validity or enforceability of any other provisions of this by-law and any such invalid or unenforceable provision shall be deemed to be severable.
19. Despite any other provision of this by-law, an Inter-municipal Business Licence granted in accordance with this By-law does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the Participating Municipalities.
20. A business licence granted under any other inter-municipal business licence scheme is deemed not to exist for the purposes of this by-law, even if a Participating Municipality is a participating member of the other inter-municipal business licence scheme.
21. The name of this by-law, for citation, is the "Inter-municipal Business Licence By-law".

- 22. Council repeals By-law No. 14158.
- 23. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.
- 24. This by-law is to come into force and take effect on January 1, 2027.

ENACTED by Council this day of , 2026

Mayor

City Clerk

APPENDIX B

BY-LAW NO. _____

A By-law to enter into an agreement among the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (the "Participating Municipalities") regarding an Inter-municipal Business Licence Scheme

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council hereby authorizes the City to enter into an Agreement with the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley, in substantially the form and substance of the Agreement attached to this by-law as Schedule A, and also authorizes the Director of Legal Services to execute the agreement on behalf of the City, and to deliver it to the Participating Municipalities on such terms and conditions as the Director of Legal Services deems fit.
2. This by-law is to come into force and take effect upon enactment.
3. This by-law is to be cited as the "Inter-municipal Business Licence Agreement By-law".

ENACTED by Council this day of , 2026

Mayor

City Clerk

Schedule A

INTER-MUNICIPAL BUSINESS LICENCE AGREEMENT

WHEREAS the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley (hereinafter the "Participating Municipalities") wish to permit certain categories of Businesses to operate across their jurisdictional boundaries while minimizing the need to obtain a separate municipal business licence in each jurisdiction;

NOW THEREFORE the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, the City of Vancouver, and the Township of Langley agree as follows:

1. The Participating Municipalities agree to establish an inter-municipal business licence scheme among the Participating Municipalities, pursuant to section 14 of the Community Charter and section 192.1 of the *Vancouver Charter*.
2. The Participating Municipalities will request their respective municipal Councils to each ratify this Agreement and enact a by-law to implement an inter-municipal business licence scheme effective January 1, 2027.
3. In this Agreement:

"Business" has the meaning in the Community Charter;

"Community Charter" means the Community Charter, S.B.C. 2003, c.26;

"Inter-municipal Business" means any of the following businesses that provide services outside of their Principal Municipality:

- (a) a trades contractor or other professional related to the construction industry;
- (b) a contractor who performs maintenance, repair and/or inspections of land and buildings; and
- (c) a health care professional or a health care service provider who provides services by visiting clients in their homes;

"Inter-municipal Business Licence" means a business licence which authorizes an Inter-municipal Business to be carried on within the jurisdictional boundaries of any or all of the Participating Municipalities;

"Inter-municipal Business Licence By-law" means the by-law adopted by the Council of each Participating Municipality to implement the inter-municipal business licence scheme contemplated by this Agreement;

"Municipal Business Licence" means a licence or permit, other than an Inter-municipal Business Licence, issued by a Participating Municipality that authorizes a Business to be carried on within the jurisdictional boundaries of that Participating Municipality;

“Participating Municipality” means any one of the "Participating Municipalities";

“Person” has the meaning in the Interpretation Act, R.S.B.C. 1996, c. 238;

“Premises” means one or more fixed or permanent locations where the Person ordinarily carries on Business;

“Principal Municipality” means the Participating Municipality where a Business is located or has Premises; and

“*Vancouver Charter*” means the *Vancouver Charter*, S. B.C. 1953, c.55.

4. Subject to the provisions of the Inter-municipal Business Licence By-law, the Participating Municipalities will permit a Person who has obtained an Inter-municipal Business Licence to carry on Business within any Participating Municipality for the term authorized by the Inter-municipal Business Licence without obtaining a Municipal Business Licence in the other Participating Municipalities.
5. A Principal Municipality may issue an Inter-municipal Business Licence to an applicant if the applicant is an Inter-municipal Business and meets the requirements of the Inter-municipal Business Licence By-law, in addition to the requirements of the Principal Municipality's by-law that applies to a Municipal Business Licence.
6. Notwithstanding that a Person may hold an Inter-municipal Business Licence that would make it unnecessary to obtain a Municipal Business Licence in other Participating Municipalities, the Person must still comply with all other regulations of any municipal business licence by-law or regulation in addition to any other by-laws that may apply within any jurisdiction in which the Person carries on Business.
7. An Inter-municipal Business Licence must be issued by the Participating Municipality in which the applicant maintains Premises.
8. The Participating Municipalities will require that the holder of an Inter-municipal Business Licence also obtain a Municipal Business Licence for Premises that are maintained by the licence holder within the jurisdiction of a Participating Municipality.
9. The Inter-municipal Business Licence fee is \$300 and is payable to the Principal Municipality.
10. The Inter-municipal Business Licence fee is separate from and in addition to any Municipal Business Licence fee that may be required by a Participating Municipality.
11. Despite section 15, the Inter-municipal Business Licence fee will not be pro-rated.
12. The Participating Municipalities will distribute revenue generated from Inter-municipal Business Licence fees amongst all Participating Municipalities based on the Principal Municipality retaining 90% of the Inter-municipal Business Licence fee and the remaining 10% distributed equally to the remaining Participating Municipalities.

13. The Participating Municipalities will review the Inter-municipal business licence scheme and the revenue sharing formula established by this Agreement from time to time and may alter the formula in section 12 by written agreement of all Participating Municipalities.
14. The revenue generated from Inter-municipal Business Licence fees collected from January 1 to December 31 inclusive that is to be distributed to other Participating Municipalities, in accordance with section 12, will be distributed by February 28 of the year following the year in which fees were collected. The Participating Municipalities will designate one municipality, which may change from time to time, to calculate and distribute the revenue generated from Inter-municipal Business Licence fees.
15. The length of term of an Inter-municipal Business Licence is twelve (12) months, except that, at the option of a Principal Municipality, the length of term of the initial Inter-municipal Business Licence issued to an Inter-municipal Business in that municipality may be less than twelve (12) months in order to harmonize the expiry date of the Inter-municipal Business Licence with the expiry date of the Municipal Business Licence.
16. An Inter-municipal Business Licence will be valid within the jurisdictional boundaries of all of the Participating Municipalities until its term expires, unless the Inter-municipal Business Licence is suspended or cancelled or a Participating Municipality withdraws from the inter-municipal business licence scheme among the Participating Municipalities in accordance with the Inter-municipal Business Licence By-law.
17. Each Participating Municipality will share a database of Inter-municipal Business Licences, which will be available for the use of all Participating Municipalities.
18. Each Participating Municipality which issues an Inter-municipal Business Licence will promptly update the shared database after the issuance of that licence.
19. A Participating Municipality may exercise the authority of the Principal Municipality and suspend an Inter-municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to suspend a business licence under the Community Charter or *Vancouver Charter* or under the business licence by-law of the Participating Municipality. The suspension will be in effect throughout all of the Participating Municipalities and it will be unlawful for the holder to carry on the Business authorized by the Inter-municipal Business Licence in any Participating Municipality for the period of the suspension.
20. A Participating Municipality may exercise the authority of the Principal Municipality and cancel an Inter-municipal Business Licence in relation to conduct by the holder within the Participating Municipality which would give rise to the power to cancel a business licence under the Community Charter or *Vancouver Charter* or the business licence by-law of the Participating Municipality. The cancellation will be in effect throughout all of the Participating Municipalities.

21. The cancellation of an Inter-municipal Business Licence under section 20 will not affect the authority of a Participating Municipality to issue a business licence, other than an Inter-municipal Business Licence, to the holder of the cancelled Inter-municipal Business Licence.
22. Nothing in this Agreement affects the authority of a Participating Municipality to suspend or cancel any business licence issued by that municipality or to enact regulations in respect of any category of Business under section 15 of the Community Charter or sections 272, 273, 279A, 279A.1, 279B, and 279C of the *Vancouver Charter*.
23. A Participating Municipality may, by notice in writing to each of the other Participating Municipalities, withdraw from the inter-municipal business licence scheme among the Participating Municipalities, and the notice must:
 - (a) set out the date on which the withdrawing municipality will no longer recognize the validity within its boundaries of Inter-municipal Business Licences, which date must be at least six months from the date of the notice; and
 - (b) include a certified copy of the municipal Council resolution or by-law authorizing the municipality's withdrawal from the Inter-municipal Business Licence scheme.
24. Prior to the effective date of a withdrawal under section 23 of this Agreement, the remaining Participating Municipalities will review and enter into an agreement to amend the revenue distribution formula set out in section 12 of this Agreement.
25. Nothing contained or implied in this Agreement shall fetter in any way the discretion of the Council of the Participating Municipalities. Further, nothing contained or implied in this Agreement shall prejudice or affect the Participating Municipalities' rights, powers, duties or obligation in the exercise of its functions pursuant to the Community Charter, *Vancouver Charter*, or the Local Government Act, as amended or replaced from time to time, or act to fetter or otherwise affect the Participating Municipalities' discretion, and the rights, powers, duties and obligations under all public and private statutes, by-laws, orders and regulations, which may be, if each Participating Municipality so elects, as fully and effectively exercised as if this Agreement had not been executed and delivered by the Participating Municipalities.
26. Despite any other provision of this Agreement, an Inter-municipal Business Licence granted in accordance with the Inter-municipal Business Licence By-law does not grant the holder a licence to operate in any jurisdiction other than within the jurisdictional boundaries of the Participating Municipalities. Furthermore, a business licence granted under any other inter-municipal business licence scheme is deemed not to exist for the purposes of this Agreement even if a Participating Municipality is a participating member of the other inter-municipal business licence scheme.
27. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original. Such counterparts together shall constitute one and the same instrument, notwithstanding that all of the Participating Municipalities are not signatories to the original or the same counterpart.

28. This Agreement replaces and supersedes the Inter-municipal Business Licence Agreement entered into by the City of Burnaby, the City of Delta, the City of New Westminster, the City of Richmond, the City of Surrey, and the City of Vancouver in 2024.
29. In the event that the municipal Council of a Participating Municipality other than the City of Vancouver does not ratify this Agreement, then that municipality will not be considered a Participating Municipality for the purposes of this Agreement, and the terms and conditions of this Agreement shall be effective as among the other Participating Municipalities.

Signed and delivered on behalf of the Participating Municipalities, the Councils of each of which has, by By-law, ratified this agreement and authorized their signatories to sign on behalf of the respective Councils, on the dates indicated below.

The City of Burnaby

City Clerk _____

Date _____

The City of Delta

Mayor _____

Clerk _____

Date _____

The City of New Westminister

Mayor _____

Clerk _____

Date _____

The City of Richmond

Chief Administrative Officer _____

General Manager _____

Corporate and Financial Services _____

Date _____

The City of Surrey

Mayor

Clerk

Date

The City of Vancouver

Director of Legal Services

Date

The Township of Langley

Mayor

Clerk

Date
