

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: JANUARY 26, 2026 - REGULAR MEETING
FROM: FINANCE DIVISION
SUBJECT: 2026 UTILITY BUDGETS AND RATE BYLAW

REPORT: 26-06
FILE: 1700-80

RECOMMENDATION:

That Council give first, second, and third reading to the Utility Rate Bylaw No. 6107 Amendment Bylaw No. 6193.

EXECUTIVE SUMMARY:

2026 proposed utility rates and change:

USER PAY UTILITIES	Annual Flat Rate (Single Family)	Annual Change from 2025 \$ (Single Family)	Annual Flat Rate (Multi-Family)	Annual Change from 2025 \$ (Multi-Family)
Water	\$784.96	\$18.40	\$667.22	(\$99.34)
Sanitary Sewer	\$716.47	(\$66.13)	\$609.00	(\$173.60)
Solid Waste – 240L	\$426.00	\$15.00	\$426.00	\$15.00
Solid Waste – 120L	\$326.00	\$10.00	\$326.00	\$10.00

PURPOSE:

To provide Council with the Draft 2026 utility rates. The utility rate budget will be included in the Five Year Annual Financial Plan.

BACKGROUND/HISTORY:

Council resolution dated December 1, 2025 directed staff to review, consider and recommend adjustments for Council's consideration within the draft 2026 Utility Rate Bylaw for multi-family, townhouse and secondary suite flat rate levies and applicable meter sizes fixed capital portions.

DISCUSSION/ANALYSIS:**USER PAY UTILITIES PROPOSED BUDGET CHANGES**

BASE BUDGET CHANGES (in \$000's)	Water	Sewer	Solid Waste
Salary & Wages - Steps/Increments	296	171	49
Regional Costs (Water Purchases & Liquid Waste)	2,756	368	0
Waste/Organics Collection and Disposal	0	0	442
Operating Impact of Development / Capital	215	38	0
MFA Debt	54	0	0
Admin Overhead	229	529	71
MFA Debt Redemption	0	(367)	0
Reduction in Transfer to Reserves	(2,530)	(4,510)	(365)
Excess User Fee Revenue	(1,682)	(228)	27
Secondary Suite Revenue	(94)	(126)	0
Other Adjustments	123	92	1
Change from 2025 to 2026 before Revenue from Growth	(633)	(4,033)	225
User Pay Utility Revenue from Growth (WTR 1.8% / SWR 1.8% / SW 0.42%)	(745)	(667)	(50)
Base Budget Change	(1,378)	(4,700)	175

HIGHLIGHTS – USER PAY UTILITIES

User pay utility fees provide funding for expenditures for salaries and wages, utility contracts, service and maintenance contracts, debt repayments, and operating costs for the water, sanitary sewer, and solid waste infrastructure.

Within the water utility, the main driver of the budget changes is a 6.4% rate increase for water purchases from Metro Vancouver (2025 increase was 7.2%). This increase is largely offset by a decrease in the contribution to reserve as a result of the elimination of the requirement to fund the second phase of the Jericho Reservoir.

Within the sewer utility, the current proposed reduction is a result of the reduction in the contribution to the capital works reserve. Sewer currently has an adequate reserve balance to provide for the 2026-2030 sewer capital plan.

Within the solid waste utility, increases are required for collection and disposal contract increases. This is partially offset by a reduction in reserve transfer based on current needs.

HOUSEHOLD IMPACT AND FIVE-YEAR PLAN

The household impact of proposed changes to the utility user pay fees for 2026 is shown in the table below. An estimated growth rate for new users joining the system has been estimated at 1.80% for both water and sewer and 0.42% for solid waste. The proposed 2026 utility user pay fee implements a change to the fee structure as directed by Council on December 1, 2025.

Current Year Proposed Flat Rate Changes are as follows:

USER PAY UTILITIES	Annual Flat Rate (Single Family)	Annual Change from 2025 \$ (Single Family)	Annual Flat Rate (Multi-Family)	Annual Change from 2025 \$ (Multi-Family)
Water	\$784.96	\$18.40	\$667.22	(\$99.34)
Sanitary Sewer	\$716.47	(\$66.13)	\$609.00	(\$173.60)
Solid Waste – 240L	\$426.00	\$15.00	\$426.00	\$15.00
Solid Waste – 120L	\$326.00	\$10.00	\$326.00	\$10.00

Annual water and sewer infrastructure charges have been updated to reflect the ratios recommended by the American Water Works Association. The metered consumption rates remain unchanged.

Proposed Metered Utility Rates are included in the rate schedules as attached and forming part of the bylaw.

USE OF PRIOR YEAR SURPLUS AND RESERVES TO FUND ONE-TIME EXPENDITURES:

Budgeted one-time items may include specific Council directives, expenditures to meet one-time commitments, initial funding for the commencement of programs and/or services, payment and/or pay-down of debt obligations, and transfers to reserves. One-time items are funded from prior year surplus and reserves or other sources, as such, have no impact on current or future property tax rates.

DRAFT 2026-2030 UTILITIES FINANCIAL PLAN

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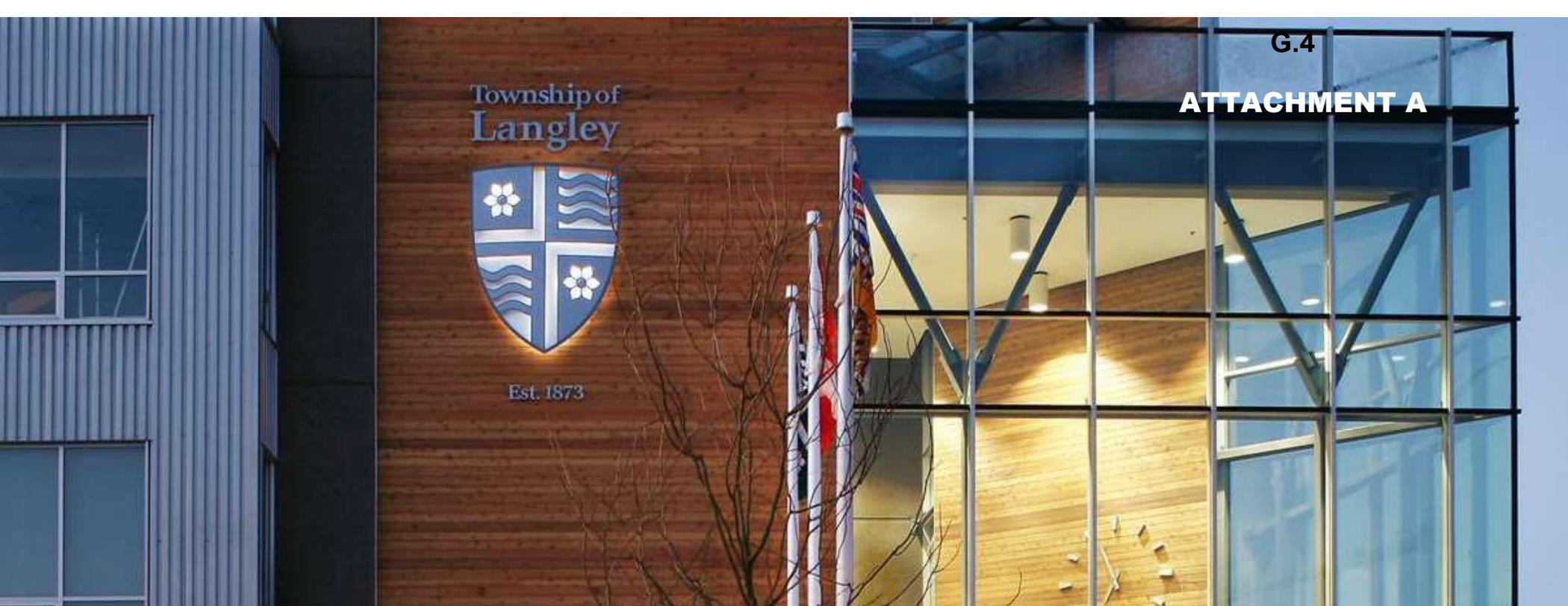
Current year proposed User Pay Utilities one-time expenditures:

UTILITIES ONE-TIME PROJECTS	WATER OPERATING SURPLUS	WATER DCCs
Internal Debt Repayment to Water Capital Reserve		1,922,849
Asbestos Concrete Pipe Assessment	100,000	

Respectfully submitted,

Karamjit Mahil
 MANAGER, FINANCIAL PLANNING
 for
 FINANCE DIVISION

Attachment A – 2026 Proposed Budget – User Pay Utilities



2026 Proposed Budget

User Pay Utilities

January 2026

Budget Timeline

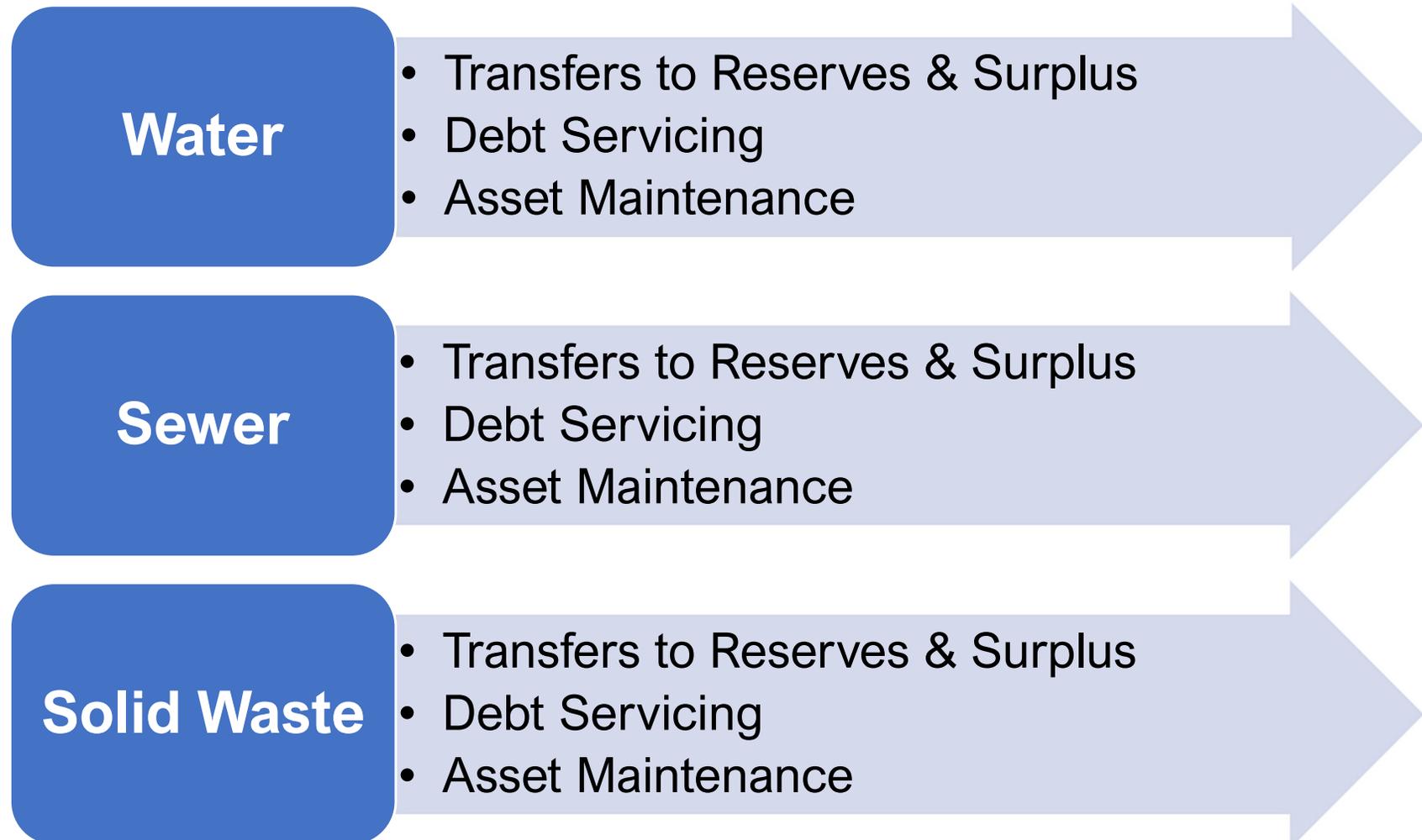
	Action
Jan-26	Utility User Rate Bylaw 1st, 2nd, 3rd
Feb-09	Utility User Rate Bylaw Final
Feb-16	Utility Flat Rate Statements Mailed
Mar-31	Utility Flat Rate Statements Due
May/September/December	Metered Utility Statements

Revenue and Cost Drivers

Drivers	Examples
User Fee Revenue from Growth	New Development
Other User Fees & Charges	Secondary Suite Program
Salary & Wage Contracts	CUPE, Steps, and Increments
Special Contracts	Solid Waste
Regional District	Metro Vancouver Water Services, Sewer/Drainage Levy, and Tipping Fees
Maintenance Contracts	Inspection Programs, Dispatch, Planted Area Maintenance, etc.
Equipment & Vehicle	Internal and External Equipment Costs
Asset Management	Debt, Transfers to Reserves and Surplus, and Asset Maintenance

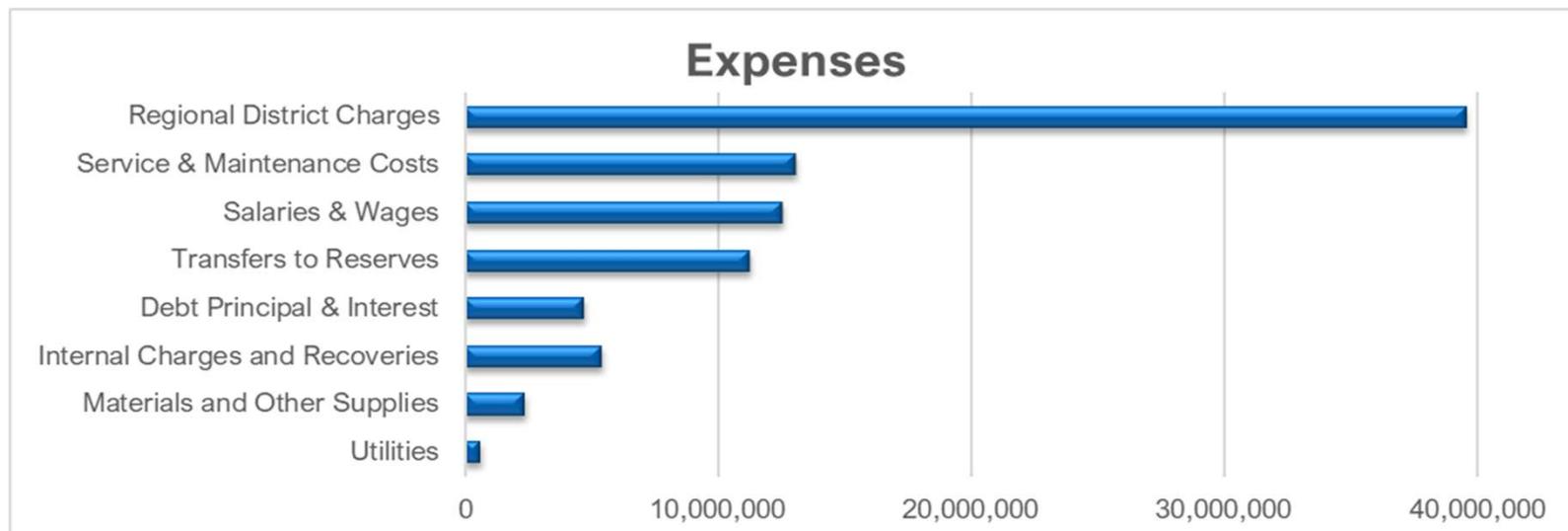
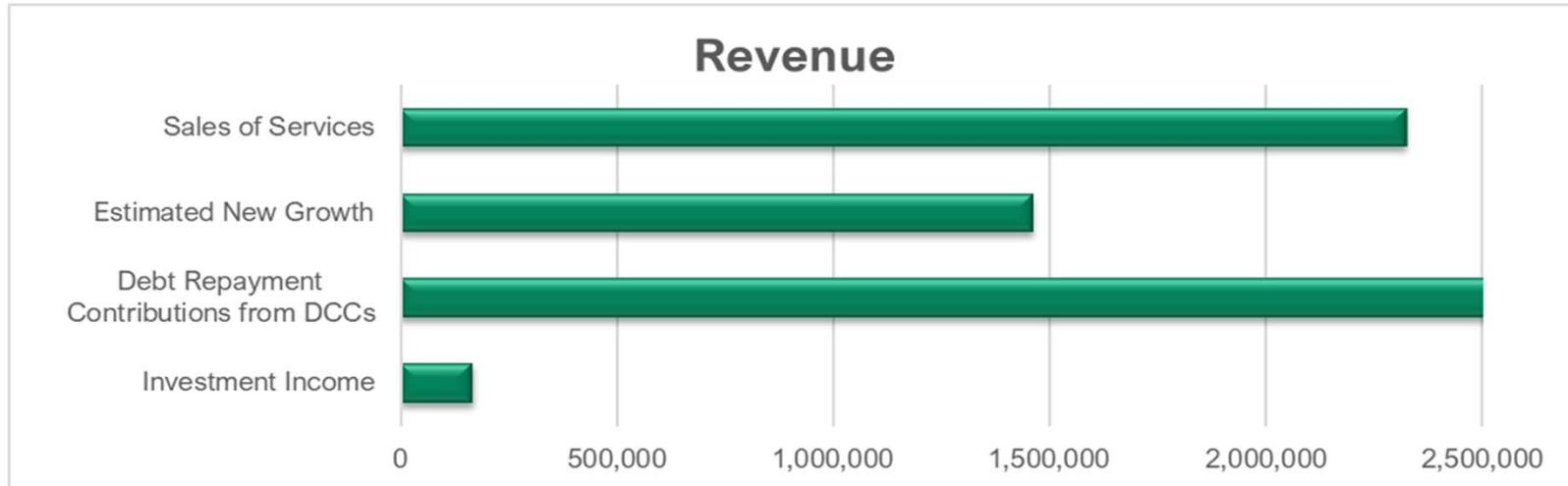
Infrastructure Costs

From Operating Funds



Revenue and Expense Categories for 2026

Utilities – excluding Utility User Rates



2026 Budget Considerations



2026 Budget Considerations

- Inflation
- Regional Costs
(GVS&DD, GVWD, Metro Tipping Fees)
- Operating Impact of Township Capital and Community Development
- Infrastructure Costs
 - Continued diligence in providing funding levels that support asset maintenance now and into the future
 - Transfer to Reserves

Regional Charges – Metro Vancouver

Metro Vancouver Water

Year	Rate Increase %	Peak Rate (\$/m ³)	Non-Peak Rate (\$/m ³)
2026	6.4%	1.5062	0.7575
2027	3.0%	1.5514	0.7802
2028	2.4%	1.5886	0.7989
2029	2.3%	1.6251	0.8173
2030	2.7%	1.6690	0.8394

Metro Vancouver Sewerage and Drainage

Year	Rate Increase (%)
2026	1.4%
2027	4.0%
2028	10.1%
2029	9.0%
2030	13.2%

Operating Business Impact of Development and TOL Capital

Project Description Sewer	2026
208 Phase I and II (64 Ave to 76 Ave)	10,800
Road Construction Sanitary Sewer Works: Old Yale Road; 216 to Fraser Highway	1,700
Sanitary Sewer Upgrades: Fire Hall	1,288
Total Capital Project OBI	13,788
Development OBI	24,370
Total Sewer OBI	38,158
Project Description Water	2026
PRV Station: 201 Street 9500 Block	8,250
208 Phase I and II (64 Ave to 76 Ave)	15,525
Road Construction Water Works: Fraser Highway 24300 Block to 24600 Block	4,543
Watermain: 212 Street Connector from 208 Street to 210 Street	4,700
83 Avenue at 200 St; PRV Station	8,250
Jericho Booster Station Design & Construction: 73A Ave & 204 St	52,000
Brookwood Heights Booster Station	52,000
Road Construction Water Works: Old Yale Road; 216 to Fraser Highway	8,057
Total Capital Project OBI	153,325
Development OBI	61,677
Total Water OBI	215,002

Estimated December 2025 Reserve Balances

Estimated Reserve Balances Dec 2025	
Water Capital Works	25,300,000
Sewer Capital Works	21,700,000
Solid Waste	1,400,000

Annual Debt Servicing

External Debt	Debt (Millions)		Total Annual Debt Servicing (Dollars)		
	MFA External Debt (in millions)	Bylaw	Debt	DCC-Water	DCC-Sewer
Permanent Debt					
East Langley Water Supply	4919	22.4			\$ 2,187,009
Water Pump Station, Maple Ridge	4920	4.7			\$ 457,488
Jericho Booster Station	5921	18.7	\$ 1,750,484		
Civic Infrastructure (208 Ph 1)	5922	4.1	\$ 96,555	\$ 127,454	\$ 92,694
Temporary Debt					
212 Street Civic Infrastructure	6054/6150	5.8	\$ 60,711		
Total			\$ 1,907,750	\$ 127,454	\$ 2,737,191

Summary of Budget Changes

By Expense and Revenue
Categories



2026 Budget Changes

BASE BUDGET CHANGES (in \$000's)	Water	Sewer	Solid Waste
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Base Budget Change	(1,378)	(4,700)	175

One Times



One-Times

Utilities One-Time Project Description	Water	Water DCCs
Asbestos Concrete Pipe Assessment	100,000	
Internal Debt Repayment to Water Capital Works		1,922,849

2026-2030 Utilities Financial Plan



2026-2030 Utilities Financial Plan

(Water)

TOWNSHIP OF LANGLEY					
WATER UTILITY					
2026-2030 OPERATING BUDGET					
	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
RATES REVENUE					
Utility Levies	(41,372,508)	(40,738,607)	(42,833,059)	(44,817,835)	(46,682,981)
Estimated New Growth	(744,705)	(814,772)	(856,661)	(896,357)	(933,660)
Utility Levy increase	1,378,606	(1,279,680)	(1,128,115)	(968,789)	(1,148,346)
	(40,738,607)	(42,833,059)	(44,817,835)	(46,682,981)	(48,764,987)
NON-RATES REVENUE					
Special Levies/Grants-In-Lieu	30,000	30,000	30,000	30,000	30,000
Sales of Services	(1,532,308)	(1,532,308)	(1,532,308)	(1,532,308)	(1,532,308)
Investment Income	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)
Debt Repayment Contributions from DCC	(2,573,863)	(2,594,845)	(3,282,614)	(3,438,165)	(3,541,128)
External Unidentified Revenue	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
TOTAL REVENUE	(45,049,778)	(47,165,212)	(49,837,757)	(51,858,454)	(54,043,423)
EXPENSE					
Salaries, Wages & Benefits	7,364,428	7,364,428	7,364,428	7,364,428	7,364,428
Service and Maintenance Contracts	1,914,026	1,950,787	1,985,369	2,017,926	2,050,591
Consulting and Professional Services	119,964	119,964	119,964	119,964	119,964
Regional Charges/Recoveries	18,905,259	20,334,461	21,746,060	23,234,586	24,922,834
Fuel	5,100	5,100	5,100	5,100	5,100
Equipment and Vehicle Rental	833,895	859,208	885,531	912,906	941,378
Communication and Technology	61,232	61,277	61,352	61,402	61,502
Insurance	134,088	147,497	162,247	178,472	196,319
Materials and Supplies	670,140	670,140	670,140	670,140	670,140
Utility User Fees	446,286	462,998	480,340	498,335	517,009
Debt Principal and Interest	4,644,943	4,644,943	7,975,567	8,441,854	9,294,494
Internal Charges & Recoveries	2,512,422	2,841,948	3,148,181	3,292,603	3,448,101
Transfer to Own Funds	6,875,500	6,875,500	4,211,001	3,877,939	3,105,234
External Unidentified	150,000	150,000	150,000	150,000	150,000
Other Supplies and Expense	412,495	676,961	872,477	1,032,799	1,196,329
TOTAL EXPENSE	45,049,778	47,165,212	49,837,757	51,858,454	54,043,423

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2026-2030 Utilities Financial Plan

(Sewer)

TOWNSHIP OF LANGLEY					
SEWER UTILITY					
2026-2030 OPERATING BUDGET					
	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
RATES REVENUE					
Utility Levies	(37,079,135)	(33,046,531)	(34,384,922)	(36,812,582)	(39,218,583)
Estimated New Growth	(667,424)	(660,931)	(687,698)	(736,252)	(784,372)
Utility Levy increase	4,700,028	(677,460)	(1,739,962)	(1,669,749)	(2,840,181)
	(33,046,531)	(34,384,922)	(36,812,582)	(39,218,583)	(42,843,136)
NON-RATES REVENUE					
Special Levies/Grants-In-Lieu	20,000	20,000	20,000	20,000	20,000
Sales of Services	(808,623)	(808,623)	(808,623)	(808,623)	(808,623)
Investment Income	(65,000)	(65,000)	(65,000)	(65,000)	(65,000)
Debt Repayment Contributions from DCC	(191,346)	(191,346)	(191,346)	(191,346)	(191,346)
External Unidentified Revenue	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
TOTAL REVENUE	(34,241,500)	(35,579,891)	(38,007,551)	(40,413,552)	(44,038,105)
EXPENSE					
Salaries, Wages & Benefits	4,281,908	4,291,908	4,301,908	4,311,908	4,321,908
Service and Maintenance Contracts	1,446,917	1,475,722	1,504,648	1,533,705	1,542,870
Consulting and Professional Services	101,991	101,991	101,991	101,991	101,991
Regional Charges/Recoveries	20,711,961	21,546,492	23,690,275	25,795,707	29,143,283
Fuel	6,652	6,652	6,652	6,652	6,652
Equipment and Vehicle Rental	439,715	452,498	465,795	479,622	494,002
Communication and Technology	29,941	29,987	30,062	30,112	30,212
Insurance	61,193	67,312	74,043	81,447	89,592
Materials and Supplies	373,072	378,072	383,072	388,072	393,072
Utility User Fees	190,675	197,811	205,215	212,896	220,865
Debt Principal and Interest	127,453	127,453	127,453	127,453	127,453
Internal Charges & Recoveries	2,257,733	2,328,089	2,426,718	2,560,739	2,687,358
Transfer to Own Funds	3,803,893	4,013,893	4,013,893	4,013,893	4,013,893
External Unidentified	150,000	150,000	150,000	150,000	150,000
Other Supplies and Expense	258,396	412,011	525,826	619,355	714,954
TOTAL EXPENSE	34,241,500	35,579,891	38,007,551	40,413,552	44,038,105

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2026-2030 Utilities Financial Plan (Solid Waste)

TOWNSHIP OF LANGLEY SOLID WASTE UTILITY 2026-2030 OPERATING BUDGET					
	2026	2027	2028	2029	2030
	Budget	Budget	Budget	Budget	Budget
RATES REVENUE					
Utility Levies	(11,904,054)	(12,129,887)	(12,493,521)	(12,874,074)	(13,276,656)
Estimated New Growth	(49,947)	(52,460)	(54,201)	(56,005)	(57,874)
Utility Levy increase	(175,886)	(311,174)	(326,352)	(346,577)	(358,152)
	(12,129,887)	(12,493,521)	(12,874,074)	(13,276,656)	(13,692,682)
NON-RATES REVENUE					
Sales of Services	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Investment Income	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)
External Unidentified Revenue	(150,000)	(150,000)	(150,000)	(150,000)	(150,000)
TOTAL REVENUE	(12,334,887)	(12,698,521)	(13,079,074)	(13,481,656)	(13,897,682)
EXPENSE					
Salaries, Wages & Benefits	925,279	925,279	925,279	925,279	925,279
Service and Maintenance Contracts	9,763,524	10,248,562	10,757,854	11,292,608	11,854,100
Consulting and Professional Services	20,000	20,000	20,000	20,000	20,000
Equipment and Vehicle Rental	15,852	16,492	17,158	17,851	18,571
Communication and Technology	1,460	1,460	1,460	1,460	1,460
Insurance	200	200	200	200	200
Materials and Supplies	78,934	78,934	78,934	78,934	78,934
Internal Charges & Recoveries	690,965	720,712	751,756	783,760	817,040
Transfer to Own Funds	635,000	450,000	265,000	80,000	(120,000)
External Unidentified	150,000	150,000	150,000	150,000	150,000
Other Supplies and Expense	53,673	86,882	111,433	131,564	152,098
TOTAL EXPENSE	12,334,887	12,698,521	13,079,074	13,481,656	13,897,682

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Appendix A

Budget Package Color-Coding Orientation

When a row within the summary is highlighted **GREEN**, it means it is offset by an equal and opposite item elsewhere on the summary. These items do not impact property taxes or user rates.

Township of Langley FIVE YEAR OPERATING PLAN CORPORATE ADMINISTRATION - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
GOVERNMENT GRANTS					
- Hotel Tax - Provincial	(45,000)				
MUNICIPAL GRANTS					
- Hotel Tax - Municipal	45,000				

When rows within the summary are highlighted **BROWN**, it means they are offset across the Township as a whole. If the offset crosses between a Universal Services tax supported division and a User Pay Utility, there will be an impact to revenue requirements in both.

Township of Langley FIVE YEAR OPERATING PLAN PARKS DESIGN & DEVELOPMENT - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
INTERNAL CHARGES & RECOVERIES					
- Administrative Overhead	13,986	847	(1,603)	(17,347)	20,286

When a row within the summary is highlighted **BLUE**, it means it is a position that is being annualized from the previous year. These items do impact property taxes or user rates.

Township of Langley FIVE YEAR OPERATING PLAN CORPORATE ADMINISTRATION - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
SALARY, WAGES & BENEFITS					
- Digital Media Specialist (6 months) (Annualize 2021 addition)	39,916				

When a row within the summary is highlighted **PINK**, it means it is an Operating Budget Impact (OBI) of Capital Construction or a Development constructed asset turned over to the Township for operations and maintenance. During the budget presentation, a summary of OBI projects will be provided and included in the presentation attached.

Township of Langley FIVE YEAR OPERATING PLAN PARK OPERATIONS - NON-DISCRETIONARY ADJUSTMENTS					
	20XX	20XX	20XX	20XX	20XX
MATERIALS & SUPPLIES					
- Operating Impact from Development Capital Works	16,011				
- Operating Impact from ToL Capital Construction	8,135				

TOWNSHIP OF LANGLEY
2026 OPERATING BUDGET SUMMARY
USER PAY UTILITIES

	Water	Sewer	Solid Waste
RATES REVENUE			
Utility Levies	(41,372,508)	(37,079,135)	(11,904,054)
Estimated New Growth	(744,705)	(667,424)	(49,947)
Utility Levy increase	1,378,606	4,700,028	(175,886)
	(40,738,607)	(33,046,531)	(12,129,887)
NON-RATES REVENUE			
Special Levies/Grants-In-Lieu	30,000	20,000	-
Sales of Services	(1,532,308)	(808,623)	(35,000)
Investment Income	(85,000)	(65,000)	(20,000)
Debt Repayment Contributions from DCCs	(2,573,863)	(191,346)	-
External Unidentified Revenue	(150,000)	(150,000)	(150,000)
Total Revenue	(45,049,778)	(34,241,500)	(12,334,887)
EXPENSE			
Salaries, Wages & Benefits	7,364,428	4,281,908	925,279
Service and Maintenance Contracts	1,914,026	1,446,917	9,763,524
Consulting and Professional Services	119,964	101,991	20,000
Regional Charges/Recoveries	18,905,259	20,711,961	-
Fuel	5,100	6,652	-
Equipment and Vehicle Rental	833,895	439,715	15,852
Communication and Technology	61,232	29,941	1,460
Insurance	134,088	61,193	200
Materials and Supplies	670,140	373,072	78,934
Utility User Fees	446,286	190,675	-
Debt Principal and Interest	4,644,943	127,453	-
Internal Charges & Recoveries	2,512,422	2,257,733	690,965
Transfer to Own Funds	6,875,500	3,803,893	635,000
External Unidentified	150,000	150,000	150,000
Other Supplies and Expense	412,495	258,396	53,673
Total Expense	45,049,778	34,241,500	12,334,887
Budget Shortfall/(Surplus)	-	-	-

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TOWNSHIP OF LANGLEY
WATER UTILITY
2026-2030 OPERATING BUDGET

	2025	2026	2026	2027	2027	2028	2028	2029	2029	2030	2030
	BUDGET (Base)	Change	Budget								
RATES REVENUE											
Utility Levies		(1,682,080)	(41,372,508)	-	(40,738,607)	-	(42,833,059)		(44,817,835)	-	(46,682,981)
Estimated New Growth		(744,705)	(744,705)	(814,772)	(814,772)	(856,661)	(856,661)	(896,357)	(896,357)	(933,660)	(933,660)
Utility Levy increase		1,378,606	1,378,606	(1,279,680)	(1,279,680)	(1,128,115)	(1,128,115)	(968,789)	(968,789)	(1,148,346)	(1,148,346)
	(39,690,428)	(1,048,179)	(40,738,607)	(2,094,452)	(42,833,059)	(1,984,776)	(44,817,835)	(1,865,146)	(46,682,981)	(2,082,006)	(48,764,987)
NON-RATES REVENUE											
Special Levies/Grants-In-Lieu	-	30,000	30,000	-	30,000	-	30,000	-	30,000	-	30,000
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(1,437,908)	(94,400)	(1,532,308)	-	(1,532,308)	-	(1,532,308)	-	(1,532,308)	-	(1,532,308)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(85,000)	-	(85,000)	-	(85,000)	-	(85,000)	-	(85,000)	-	(85,000)
Other Revenue	-	-	-	-	-	-	-	-	-	-	-
Debt Repayment Contributions from DCCs	(1,300,191)	(1,273,672)	(2,573,863)	(20,982)	(2,594,845)	(687,769)	(3,282,614)	(155,551)	(3,438,165)	(102,963)	(3,541,128)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	(42,663,527)	(2,386,251)	(45,049,778)	(2,115,434)	(47,165,212)	(2,672,545)	(49,837,757)	(2,020,697)	(51,858,454)	(2,184,969)	(54,043,423)
EXPENSE											
Salaries, Wages & Benefits	7,183,763	180,665	7,364,428	-	7,364,428	-	7,364,428	-	7,364,428	-	7,364,428
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	1,880,582	33,444	1,914,026	36,761	1,950,787	34,582	1,985,369	32,557	2,017,926	32,665	2,050,591
Consulting and Professional Services	119,964	-	119,964	-	119,964	-	119,964	-	119,964	-	119,964
Regional Charges/Recoveries	16,148,867	2,756,392	18,905,259	1,429,202	20,334,461	1,411,599	21,746,060	1,488,526	23,234,586	1,688,248	24,922,834
Fuel	5,100	-	5,100	-	5,100	-	5,100	-	5,100	-	5,100
Equipment and Vehicle Rental	798,965	34,930	833,895	25,313	859,208	26,323	885,531	27,375	912,906	28,472	941,378
Communication and Technology	61,110	122	61,232	45	61,277	75	61,352	50	61,402	100	61,502
Insurance	134,088	-	134,088	13,409	147,497	14,750	162,247	16,225	178,472	17,847	196,319
Materials and Supplies	627,140	43,000	670,140	-	670,140	-	670,140	-	670,140	-	670,140
Utility User Fees	427,908	18,378	446,286	16,712	462,998	17,342	480,340	17,995	498,335	18,674	517,009
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	3,353,092	1,291,851	4,644,943	-	4,644,943	3,330,624	7,975,567	466,287	8,441,854	852,640	9,294,494
Internal Charges & Recoveries	2,274,101	238,321	2,512,422	329,526	2,841,948	306,233	3,148,181	144,422	3,292,603	155,498	3,448,101
Transfer to Own Funds	9,378,045	(2,502,545)	6,875,500	-	6,875,500	(2,664,499)	4,211,001	(333,062)	3,877,939	(772,705)	3,105,234
Contribution to Capital	-	-	-	-	-	-	-	-	-	-	-
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	120,802	291,693	412,495	264,466	676,961	195,516	872,477	160,322	1,032,799	163,530	1,196,329
TOTAL EXPENSE	42,663,527	2,386,251	45,049,778	2,115,434	47,165,212	2,672,545	49,837,757	2,020,697	51,858,454	2,184,969	54,043,423
SHORTFALL/(SURPLUS)	-	-	-	-	-	-	-	-	-	-	-

Township of Langley
FIVE YEAR OPERATING PLAN
WATER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2026	2027	2028	2029	2030
REVENUE (Non-Rates)					
SPECIAL LEVIES/GRANTS-IN-LIEU					
- Reallocate Property Tax Penalties Revenue	30,000	-	-	-	-
SPECIAL LEVIES/GRANTS-IN-LIEU	30,000	-	-	-	-
SALES OF SERVICES					
- Secondary Suite Program	(94,400)	-	-	-	-
SALES OF SERVICES	(94,400)	-	-	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs					
- Jericho Reservoir - Phase I - Repayment from DCCs (Fund 90)	(10,002)	(10,318)	(10,643)	(10,978)	(11,323)
- Jericho Reservoir - Phase I - Repayment from DCCs (Fund 88)	(26,050)	(10,664)	(11,001)	(11,348)	(11,705)
- DEBTMFADC-5921	(1,363,916)	-	-	-	-
- DEBTMFADC-6054	(34,667)	-	-	-	-
- DEBTMFADC-WIP	167,186	-	-	-	-
- DEBTMFADC-6035	64,262	-	-	-	-
- DEBTMFADC-5922	(70,485)	-	-	-	-
- Debt Provision	-	-	(666,125)	(133,225)	(79,935)
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs	(1,273,672)	(20,982)	(687,769)	(155,551)	(102,963)
REVENUE ADJUSTMENTS	(1,338,072)	(20,982)	(687,769)	(155,551)	(102,963)
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	45,477	-	-	-	-
- Increases to Benefits (Extended, Dental, Life)	11,943	-	-	-	-
- Operating Impact from Development Capital Works	35,355	-	-	-	-
- Operating Impact from ToL Capital Construction	87,890	-	-	-	-
SALARY, WAGES & BENEFITS	180,665	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS					
- Surrey Dispatching Contract	1,196	1,305	1,426	1,557	1,665
- Water Infrastructure Condition Assessment Program	-	20,000	20,000	20,000	20,000
- Voluntary Water Metering Program	-	10,000	10,000	10,000	10,000
- Corrosive Investigation Program	-	1,000	1,000	1,000	1,000
- Operating Impact from Development Capital Works	9,251	-	-	-	-
- Operating Impact from ToL Capital Construction	22,997	4,456	2,156	-	-
SERVICE AND MAINTENANCE CONTRACTS	33,444	36,761	34,582	32,557	32,665
REGIONAL DISTRICT CHARGES					
- Water Purchase	2,756,392	1,429,202	1,411,599	1,488,526	1,688,248
REGIONAL DISTRICT CHARGES	2,756,392	1,429,202	1,411,599	1,488,526	1,688,248
EQUIPMENT & VEHICLE RENTALS					
- Vehicle & Equipment Hourly Unit Rental	26,066	20,130	20,933	21,770	22,642
- Vehicle & Equipment Monthly Unit Rental	6,713	5,183	5,390	5,605	5,830
- Operating Impact from Development Capital Works	617	-	-	-	-
- Operating Impact from ToL Capital Construction	1,534	-	-	-	-
EQUIPMENT & VEHICLE RENTALS	34,930	25,313	26,323	27,375	28,472
COMMUNICATION AND TECHNOLOGY					
- Metro Vancouver Geospatial	122	45	75	50	100
COMMUNICATION AND TECHNOLOGY	122	45	75	50	100
INSURANCE					
- Insurance Premiums	-	13,409	14,750	16,225	17,847
INSURANCE	-	13,409	14,750	16,225	17,847
MATERIALS & SUPPLIES					
- Operating Impact from Development Capital Works	12,335	-	-	-	-
- Operating Impact from ToL Capital Construction	30,665	-	-	-	-
MATERIALS & SUPPLIES	43,000	-	-	-	-
UTILITY USER FEES					
- Electricity	15,886	16,482	17,100	17,741	18,407
- Natural Gas	341	230	242	254	267
- Operating Impact from Development Capital Works	617	-	-	-	-
- Operating Impact from ToL Capital Construction	1,534	-	-	-	-
UTILITY USER FEES	18,378	16,712	17,342	17,995	18,674
DEBT PRINCIPAL AND INTEREST					
- DEBTMFADC-5921	1,363,916	-	-	-	-
- DEBTMFADC-6054	34,667	-	-	-	-
- DEBTMFADC-WIP	(167,186)	-	-	-	-
- DEBTMFADC-5922	70,485	-	-	-	-
- DEBTMFA-5922	54,231	-	-	-	-
- Debt Provision	-	-	3,330,624	466,287	852,640
- DEBTMFADC-6035	(64,262)	-	-	-	-
DEBT PRINCIPAL AND INTEREST	1,291,851	-	3,330,624	466,287	852,640
INTERNAL CHARGES & RECOVERIES					
- Small Equipment Replacement Contribution	9,189	-	-	-	-
- Garage Shop Overhead Contribution	517	-	-	-	-
- Administrative Overhead	228,615	329,526	306,233	144,422	155,498
INTERNAL CHARGES & RECOVERIES	238,321	329,526	306,233	144,422	155,498

Township of Langley
FIVE YEAR OPERATING PLAN
WATER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2026	2027	2028	2029	2030
TRANSFER TO RESERVES					
- Jericho Reservoir - Phase I - Principal Payment from DCCs (Fund 90)	10,002	10,318	10,643	10,978	11,323
- Jericho Reservoir - Phase I - Interest from User Fees (Fund 90)	(10,002)	(10,318)	(10,643)	(10,978)	(11,323)
- Jericho Reservoir - Phase I - Principal Payment from DCCs (Fund 88)	26,050	10,664	11,001	11,348	11,705
- Jericho Reservoir - Phase I - Interest from User Fees (Fund 88)	1,405	(10,664)	(11,001)	(11,348)	(11,705)
- Transfer to Reserves	(2,530,000)	-	(2,664,499)	(333,062)	(772,705)
TRANSFER TO RESERVES	(2,502,545)	-	(2,664,499)	(333,062)	(772,705)
OTHER SUPPLIES AND EXPENSES					
- Vehicle Allowance Adjustment	8,246	-	-	-	-
- Postage for new Utility billing	33,000	-	-	-	-
- Operating Impact from Development Capital Works	617	-	-	-	-
- Operating Impact from ToL Capital Construction	1,534	-	-	-	-
OTHER SUPPLIES AND EXPENSES	43,397	-	-	-	-
FISCAL SERVICES	248,296	264,466	195,516	160,322	163,530
TOTAL EXPENSE ADJUSTMENTS	2,386,251	2,115,434	2,672,545	2,020,697	2,184,969
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	1,048,179	2,094,452	1,984,776	1,865,146	2,082,006

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TOWNSHIP OF LANGLEY
SEWER UTILITY
2026-2030 OPERATING BUDGET

	2025	2026	2026	2027	2027	2028	2028	2029	2029	2030	2030
	Budget (Base)	Change	Budget								
RATES REVENUE											
Utility Levies		(228,460)	(37,079,135)	-	(33,046,531)	-	(34,384,922)	-	(36,812,582)	-	(39,218,583)
Estimated New Growth		(667,424)	(667,424)	(660,931)	(660,931)	(687,698)	(687,698)	(736,252)	(736,252)	(784,372)	(784,372)
Utility Levy increase		4,700,028	4,700,028	(677,460)	(677,460)	(1,739,962)	(1,739,962)	(1,669,749)	(1,669,749)	(2,840,181)	(2,840,181)
	(36,850,675)	3,804,144	(33,046,531)	(1,338,391)	(34,384,922)	(2,427,660)	(36,812,582)	(2,406,001)	(39,218,583)	(3,624,553)	(42,843,136)
NON-RATES REVENUE											
Special Levies/Grants-In-Lieu	-	20,000	20,000	-	20,000	-	20,000	-	20,000	-	20,000
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(682,323)	(126,300)	(808,623)	-	(808,623)	-	(808,623)	-	(808,623)	-	(808,623)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(65,000)	-	(65,000)	-	(65,000)	-	(65,000)	-	(65,000)	-	(65,000)
Other Revenue	-	-	-	-	-	-	-	-	-	-	-
Debt Repayment Contributions from DCCs	(116,779)	(74,567)	(191,346)	-	(191,346)	-	(191,346)	-	(191,346)	-	(191,346)
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	(37,864,777)	3,623,277	(34,241,500)	(1,338,391)	(35,579,891)	(2,427,660)	(38,007,551)	(2,406,001)	(40,413,552)	(3,624,553)	(44,038,105)
EXPENSE											
Salaries, Wages & Benefits	4,227,750	54,158	4,281,908	10,000	4,291,908	10,000	4,301,908	10,000	4,311,908	10,000	4,321,908
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	1,436,946	9,971	1,446,917	28,805	1,475,722	28,926	1,504,648	29,057	1,533,705	9,165	1,542,870
Consulting and Professional Services	101,991	-	101,991	-	101,991	-	101,991	-	101,991	-	101,991
Regional Charges/Recoveries	20,343,649	368,312	20,711,961	834,531	21,546,492	2,143,783	23,690,275	2,105,432	25,795,707	3,347,576	29,143,283
Fuel	6,652	-	6,652	-	6,652	-	6,652	-	6,652	-	6,652
Equipment and Vehicle Rental	422,776	16,939	439,715	12,783	452,498	13,297	465,795	13,827	479,622	14,380	494,002
Communication and Technology	29,820	121	29,941	46	29,987	75	30,062	50	30,112	100	30,212
Insurance	61,193	-	61,193	6,119	67,312	6,731	74,043	7,404	81,447	8,145	89,592
Materials and Supplies	367,348	5,724	373,072	5,000	378,072	5,000	383,072	5,000	388,072	5,000	393,072
Utility User Fees	183,415	7,260	190,675	7,136	197,811	7,404	205,215	7,681	212,896	7,969	220,865
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	419,761	(292,308)	127,453	-	127,453	-	127,453	-	127,453	-	127,453
Internal Charges & Recoveries	1,719,021	538,712	2,257,733	70,356	2,328,089	98,629	2,426,718	134,021	2,560,739	126,619	2,687,358
Transfer to Own Funds	8,313,893	(4,510,000)	3,803,893	210,000	4,013,893	-	4,013,893	-	4,013,893	-	4,013,893
Contribution to Capital	-	-	-	-	-	-	-	-	-	-	-
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	80,562	177,834	258,396	153,615	412,011	113,815	525,826	93,529	619,355	95,599	714,954
TOTAL EXPENSE	37,864,777	(3,623,277)	34,241,500	1,338,391	35,579,891	2,427,660	38,007,551	2,406,001	40,413,552	3,624,553	44,038,105
SHORTFALL/(SURPLUS)	-	-	-	-	-	-	-	-	-	-	-

Township of Langley
FIVE YEAR OPERATING PLAN
SEWER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2026	2027	2028	2029	2030
REVENUE (Non-Rates)					
SPECIAL LEVIES/GRANTS-IN-LIEU					
- Reallocate Property Tax Penalties Revenue	20,000	-	-	-	-
SPECIAL LEVIES/GRANTS-IN-LIEU	20,000	-	-	-	-
SALES OF SERVICES					
- Secondary Suite Program	(126,300)	-	-	-	-
SALES OF SERVICES	(126,300)	-	-	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs					
- DEBTMFADC-5922	(74,567)	-	-	-	-
DEBT REPAYMENT CONTRIBUTIONS FROM DCCs	(74,567)	-	-	-	-
REVENUE ADJUSTMENTS	(180,867)	-	-	-	-
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	24,006	-	-	-	-
- Increases to Benefits (Extended, Dental, Life)	9,338	-	-	-	-
- H2S Mitigation and Monitoring	-	2,500	2,500	2,500	2,500
- Asset Management Auxiliary Staff	-	7,500	7,500	7,500	7,500
- Operating Impact from Development Capital Works	13,293	-	-	-	-
- Operating Impact from ToL Capital Construction	7,521	-	-	-	-
SALARY, WAGES & BENEFITS	54,158	10,000	10,000	10,000	10,000
SERVICE AND MAINTENANCE CONTRACTS					
- Surrey Dispatching Contract	1,196	1,305	1,426	1,557	1,665
- H2S Mitigation and Monitoring	-	7,500	7,500	7,500	7,500
- Sewer Infrastructure Condition Assessment Program	-	20,000	20,000	20,000	-
- Operating Impact from Development Capital Works	5,604	-	-	-	-
- Operating Impact from ToL Capital Construction	3,171	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS	9,971	28,805	28,926	29,057	9,165
REGIONAL DISTRICT CHARGES					
- Greater Vancouver Sewer and Drainage District Levy	269,339	804,267	2,112,005	2,072,065	3,312,541
- City of Langley Annual Sewer Agreement	98,973	30,264	31,778	33,367	35,035
REGIONAL DISTRICT CHARGES	368,312	834,531	2,143,783	2,105,432	3,347,576
EQUIPMENT & VEHICLE RENTALS					
- Vehicle & Equipment Hourly Unit Rental	13,540	10,453	10,873	11,308	11,759
- Vehicle & Equipment Monthly Unit Rental	3,017	2,330	2,424	2,519	2,621
- Operating Impact from Development Capital Works	244	-	-	-	-
- Operating Impact from ToL Capital Construction	138	-	-	-	-
EQUIPMENT & VEHICLE RENTALS	16,939	12,783	13,297	13,827	14,380
COMMUNICATION AND TECHNOLOGY					
- Metro Vancouver Geospatial	121	46	75	50	100
COMMUNICATION AND TECHNOLOGY	121	46	75	50	100
INSURANCE					
- Insurance Premiums	-	6,119	6,731	7,404	8,145
INSURANCE	-	6,119	6,731	7,404	8,145
MATERIALS & SUPPLIES					
- H2S Mitigation and Monitoring	-	5,000	5,000	5,000	5,000
- Operating Impact from Development Capital Works	3,656	-	-	-	-
- Operating Impact from ToL Capital Construction	2,068	-	-	-	-
MATERIALS & SUPPLIES	5,724	5,000	5,000	5,000	5,000
UTILITY USER FEES					
- Electricity	6,878	7,136	7,404	7,681	7,969
- Operating Impact from Development Capital Works	244	-	-	-	-
- Operating Impact from ToL Capital Construction	138	-	-	-	-
UTILITY USER FEES	7,260	7,136	7,404	7,681	7,969
DEBT PRINCIPAL AND INTEREST					
- DEBTMFA-4750 - Redemption	(366,875)	-	-	-	-
- DEBTMFADC-5922	74,567	-	-	-	-
DEBT PRINCIPAL AND INTEREST	(292,308)	-	-	-	-
INTERNAL CHARGES & RECOVERIES					
- Small Equipment Replacement Contribution	9,189	-	-	-	-
- Garage Shop Overhead Contribution	511	-	-	-	-
- Administrative Overhead	529,012	70,356	98,629	134,021	126,619
INTERNAL CHARGES & RECOVERIES	538,712	70,356	98,629	134,021	126,619

Township of Langley
FIVE YEAR OPERATING PLAN
SEWER UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2026	2027	2028	2029	2030
TRANSFER TO RESERVES					
- Transfer to Reserves	(4,510,000)	210,000	-	-	-
TRANSFER TO RESERVES	(4,510,000)	210,000	-	-	-
OTHER SUPPLIES AND EXPENSES					
- Postage for new Utility billing	33,000	-	-	-	-
- Vehicle Allowance Adjustment	4,968	-	-	-	-
- Operating Impact from Development Capital Works	244	-	-	-	-
- Operating Impact from ToL Capital Construction	138	-	-	-	-
OTHER SUPPLIES AND EXPENSES	38,350	-	-	-	-
FISCAL SERVICES	139,484	153,615	113,815	93,529	95,599

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**TOWNSHIP OF LANGLEY
SOLID WASTE UTILITY
2026-2030 OPERATING BUDGET**

	2025	2026	2026	2027	2027	2028	2028	2029	2029	2030	2030
	BUDGET (Base)	Changes	Budget								
RATES REVENUE											
Utility Levies		26,737	(11,904,054)		(12,129,887)		(12,493,521)		(12,874,074)		(13,276,656)
Estimated New Growth		(49,947)	(49,947)	(52,460)	(52,460)	(54,201)	(54,201)	(56,005)	(56,005)	(57,874)	(57,874)
Utility Levy increase		(175,886)	(175,886)	(311,174)	(311,174)	(326,352)	(326,352)	(346,577)	(346,577)	(358,152)	(358,152)
	(11,930,791)	(199,096)	(12,129,887)	(363,634)	(12,493,521)	(380,553)	(12,874,074)	(402,582)	(13,276,656)	(416,026)	(13,692,682)
NON-RATES REVENUE											
Special Levies/Grants-In-Lieu	-	-	-	-	-	-	-	-	-	-	-
Government Grants	-	-	-	-	-	-	-	-	-	-	-
Service Cost Recoveries	-	-	-	-	-	-	-	-	-	-	-
Service Cost Sharing	-	-	-	-	-	-	-	-	-	-	-
Sales of Services	(35,000)	-	(35,000)	-	(35,000)	-	(35,000)	-	(35,000)	-	(35,000)
Rentals and Leases	-	-	-	-	-	-	-	-	-	-	-
Permit and License Fees	-	-	-	-	-	-	-	-	-	-	-
Development Revenue	-	-	-	-	-	-	-	-	-	-	-
Investment Income	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)	-	(20,000)
Other Revenue	-	-	-	-	-	-	-	-	-	-	-
Debt Repayment Contributions from DCCs	-	-	-	-	-	-	-	-	-	-	-
Internal Recoveries	-	-	-	-	-	-	-	-	-	-	-
Transfer from Own Funds	-	-	-	-	-	-	-	-	-	-	-
External Unidentified Revenue	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)	-	(150,000)
TOTAL REVENUE	(12,135,791)	(199,096)	(12,334,887)	(363,634)	(12,698,521)	(380,553)	(13,079,074)	(402,582)	(13,481,656)	(416,026)	(13,897,682)
EXPENSE											
Salaries, Wages & Benefits	901,241	24,038	925,279	-	925,279	-	925,279	-	925,279	-	925,279
Special Contracts	-	-	-	-	-	-	-	-	-	-	-
Service and Maintenance Contracts	9,321,224	442,300	9,763,524	485,038	10,248,562	509,292	10,757,854	534,754	11,292,608	561,492	11,854,100
Consulting and Professional Services	20,000	-	20,000	-	20,000	-	20,000	-	20,000	-	20,000
Regional Charges/Recoveries	-	-	-	-	-	-	-	-	-	-	-
Fuel	-	-	-	-	-	-	-	-	-	-	-
Equipment and Vehicle Rental	15,023	829	15,852	640	16,492	666	17,158	693	17,851	720	18,571
Communication and Technology	1,460	-	1,460	-	1,460	-	1,460	-	1,460	-	1,460
Insurance	200	-	200	-	200	-	200	-	200	-	200
Materials and Supplies	78,934	-	78,934	-	78,934	-	78,934	-	78,934	-	78,934
Utility User Fees	-	-	-	-	-	-	-	-	-	-	-
Municipal Grants	-	-	-	-	-	-	-	-	-	-	-
Debt Principal and Interest	-	-	-	-	-	-	-	-	-	-	-
Internal Charges & Recoveries	619,703	71,262	690,965	29,747	720,712	31,044	751,756	32,004	783,760	33,280	817,040
Transfer to Own Funds	1,000,000	(365,000)	635,000	(185,000)	450,000	(185,000)	265,000	(185,000)	80,000	(200,000)	(120,000)
Contribution to Capital	-	-	-	-	-	-	-	-	-	-	-
External Unidentified	150,000	-	150,000	-	150,000	-	150,000	-	150,000	-	150,000
Other Supplies and Expense	28,006	25,667	53,673	33,209	86,882	24,551	111,433	20,131	131,564	20,534	152,098
TOTAL EXPENSE	12,135,791	199,096	12,334,887	363,634	12,698,521	380,553	13,079,074	402,582	13,481,656	416,026	13,897,682
SHORTFALL/(SURPLUS)	-	-	-	-	-	-	-	-	-	-	-

Township of Langley
FIVE YEAR OPERATING PLAN
SOLID WASTE UTILITY - NON-DISCRETIONARY ADJUSTMENTS

	2026	2027	2028	2029	2030
REVENUE (Non-Rates)					
REVENUE ADJUSTMENTS	-	-	-	-	-
EXPENSE					
SALARY, WAGES & BENEFITS					
- Steps/Increments	17,166	-	-	-	-
- Increases to Benefits (Extended, Dental, Life)	6,872	-	-	-	-
SALARY, WAGES & BENEFITS	24,038	-	-	-	-
SERVICE AND MAINTENANCE CONTRACTS					
- Waste Collection	160,400	152,672	160,306	168,321	176,737
- Waste Disposal	84,000	89,091	93,546	98,223	103,134
- Organics Collection	94,700	146,009	153,310	160,975	169,024
- Organics Processing	91,000	80,382	84,401	88,621	93,052
- Waste Collection - Large Pickup Item/Mattresses	-	10,849	11,392	11,961	12,559
- New Resident Cart Delivery	-	3,750	3,938	4,134	4,341
- Cart Storage	12,200	2,285	2,399	2,519	2,645
SERVICE AND MAINTENANCE CONTRACTS	442,300	485,038	509,292	534,754	561,492
EQUIPMENT & VEHICLE RENTALS					
- Vehicle & Equipment Hourly Unit Rental	56	43	45	47	49
- Vehicle & Equipment Monthly Unit Rental	773	597	621	646	671
EQUIPMENT & VEHICLE RENTALS	829	640	666	693	720
INTERNAL CHARGES & RECOVERIES					
- Administrative Overhead	71,262	29,747	31,044	32,004	33,280
INTERNAL CHARGES & RECOVERIES	71,262	29,747	31,044	32,004	33,280
TRANSFER TO RESERVES					
- Transfer to Reserves	(365,000)	(185,000)	(185,000)	(185,000)	(200,000)
TRANSFER TO RESERVES	(365,000)	(185,000)	(185,000)	(185,000)	(200,000)
OTHER SUPPLIES AND EXPENSES					
- Vehicle Allowance Adjustment	488	-	-	-	-
OTHER SUPPLIES AND EXPENSES	488	-	-	-	-
FISCAL SERVICES	25,179	33,209	24,551	20,131	20,534
TOTAL EXPENSE ADJUSTMENTS	199,096	363,634	380,553	402,582	416,026
TOTAL NET NON-DISCRETIONARY ADJUSTMENTS	199,096	363,634	380,553	402,582	416,026

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

UTILITY RATE BYLAW NO. 6107

AMENDMENT BYLAW NO. 6193

EXPLANATORY NOTE

Bylaw No. 6107 Amendment Bylaw No. 6193 to add new fees, or other adjustments to Utility User Fee Rates for Water, Sewer and Solid Waste Collection.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

UTILITY RATE BYLAW NO. 6107

AMENDMENT BYLAW NO. 6193

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

- 1. This Bylaw may be cited for all purposes as "Utility Rate Bylaw No. 6107 Amendment Bylaw No. 6193"
- 2. If a portion of this bylaw is held invalid by a Court of competent jurisdiction, the invalid portion must be severed, and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.
- 3. The Township hereby imposes utility rates for the provision of user pay services as specified in Schedules "1" to "3" attached to and forming part of this bylaw.

READ A FIRST TIME the _____ day of _____, 2026
 READ A SECOND TIME the _____ day of _____, 2026
 READ A THIRD TIME the _____ day of _____, 2026
 ADOPTED the _____ day of _____, 2026

_____ Mayor _____ Township Clerk

SCHEDULE 1. WATER UTILITY

UTILITY RATE BYLAW NO. 6107

AMENDMENT BYLAW NO. 6193

Water Utility Rate Type	Description	Amount
Flat Annual Water Rates		
Flat Annual Multi-Family Water Rates	For a distinct Condo, Townhouse, Row House, or Apartment. The 2026 annual flat rates shall be multiplied by 365/326 and calculated from February 9, 2026.	\$667.22
Flat Annual Water Rates	For a distinct Premise or Coach House that is not charged a Flat Annual Multi-Family Water Rate. The 2026 annual flat rates shall be multiplied by 365/326 and calculated from February 9, 2026.	\$784.96
Secondary Suite Annual Rate	Where a Premise contains a Secondary Suite.	Additional 30% fee of Flat Annual Water Rate
Metered Water Rates		
Annual Water Infrastructure Charge (Based on Water Meter Size)		
≤ 19mm	For each metered service connection to Real Property. The 2026 minimum metered infrastructure rates shall be multiplied by 365/326 and calculated from February 9, 2026.	\$476.00
25mm		\$476.00
37mm		\$857.00
50mm		\$1,381.00
75mm		\$5,235.00
100mm		\$6,663.00
150mm		\$6,663.00
200mm		\$6,663.00
Where water meter diameter is not shown in the table, the annual infrastructure charge will be based on rounding the meter size up to the closest diameter shown.		
Metered Water Unit Rate		
Tier 1 Volumetric Consumption Charge: 0 to 500m ³	500m ³ consumption prorated to billing period	\$0.98 / m ³
Tier 2 Volumetric Consumption Charge: over 500m ³	Consumption over 500m ³ prorated to billing period	\$1.28 / m ³
Other Rates		
Water Purchased for Resale		Four (4) times the Tier 2 Rate
Municipal Standpipe Use	Prepayment of estimated use over a period of one year is required	Four (4) times the Tier 2 Rate
Unauthorized Usage		Four (4) times the Tier 2 Rate

SCHEDULE 2. SEWER UTILITY

UTILITY RATE BYLAW NO. 6107

AMENDMENT BYLAW NO. 6193

Sewer Utility Rate Type	Description	Amount
Flat Annual Sewer Rates		
Flat Annual Multi-Family Sewer Rates	For a distinct Condo, Townhouse, Row House, or Apartment. The 2026 annual flat rates shall be multiplied by 365/326 and calculated from February 9, 2026.	\$609.00
Flat Annual Sewer Rates	For a distinct Premise or Coach House that is not charged a Flat Annual Multi-Family Sewer Rate. The 2026 annual flat rates shall be multiplied by 365/326 and calculated from February 9, 2026.	\$716.47
Secondary Suite Annual Rate	Where a Premise contains a Secondary Suite.	Additional 30% fee of Flat Annual Sewer Rate
Metered Sewer Rates		
Annual Sewer Infrastructure Charge (Based on Water Meter Size)		
≤ 19mm	For each metered service connection to Real Property. The 2026 minimum metered infrastructure rates shall be multiplied by 365/326 and calculated from February 9, 2026.	\$476.00
25mm		\$476.00
37mm		\$857.00
50mm		\$1,381.00
75mm		\$5,235.00
100mm		\$6,663.00
150mm		\$6,663.00
200mm		\$6,663.00
Where water meter diameter is not shown in the table, the annual infrastructure charge will be based on rounding the meter size up to the closest diameter shown.		
Metered Sewer Unit Rate		
Tier 1 Volumetric Consumption Charge: 0 to 400m ³	Calculated based on 80% of water consumption. 400m ³ consumption prorated to billing period.	\$1.26 / m ³
Tier 2 Volumetric Consumption Charge: over 400m ³	Calculated based on 80% of water consumption. Consumption over 400m ³ prorated to billing period.	\$1.76 / m ³
Other Rates		
Contaminated Ground Water	Discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit" pursuant to GVS&DD Sewer Use Bylaw No. 299, 2007.	\$1.76 / m ³

SCHEDULE 3. SOLID WASTE UTILITY

UTILITY RATE BYLAW NO. 6107

AMENDMENT BYLAW NO. 6193

Solid Waste Utility Fee Type	Description	Amount
Flat Annual Solid Waste Base Rate	The 2026 annual rates shall be multiplied by 365/326 and calculated from February 9, 2026.	
Curbside Collection	Fee charged per Eligible Property for curbside collection service, all services	\$226.00
Centralized Collection - All Services	Fee charged per Eligible Property for Centralized Collection service, all services	\$149.30
Centralized Collection - Organics Service Only	Fee charged per Eligible Property for Centralized Collection service, Organics service only	\$54.20
Annual Municipal Garbage Collection Service Fee	The 2026 annual rates shall be multiplied by 365/326 and calculated from February 9, 2026.	
Container Charge - 120L Garbage Cart	Fee charged per 120L Garbage Cart for garbage collection service	\$100.00
Container Charge - 240L Garbage Cart	Fee charged per 240L Garbage Cart for garbage collection service	\$200.00
Other Fees		
Extra Garbage Sticker		\$3.50
Cart Administration Fee		\$50.00
Cart Replacement Fee		\$110.00