

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: FEBRUARY 20, 2017 - REGULAR EVENING MEETING
FROM: FINANCE DIVISION
SUBJECT: USER PAY UTILITY RATE BYLAWS FOR 2017

REPORT: 17-15
FILE: 1700-80

RECOMMENDATION(S):

That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2017 No. 5261; and

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 1998 No. 3701 Amendment Bylaw 2017 No. 5262.

EXECUTIVE SUMMARY:

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5261 and 5262 include user pay utility rate changes for 2017 as contemplated in the 2017 – 2021 Five Year Financial Plan for the water and sanitary sewer. User fees for solid waste management (includes garbage and organics collection services) have not changed for 2017.

User Pay Utility Rates are adjusted annually, as required, to offset general inflation, salary and wage increases, major and regional contract increases (water and liquid waste), capital infrastructure, construction and improvements, and related debt servicing.

The annual impact of proposed adjustments on a typical household subscribing to each service for 2017 is an increase of \$7.65 for water service and \$23.68 for sanitary sewer service.

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	1.55%	\$7.65	\$500.97
Sanitary Sewer	5.93%	\$23.68	\$423.02

PURPOSE:

The purpose of this report is to bring forward the afore-mentioned User Pay Utility Rate Bylaws 5261 and 5262 for three readings.

USER PAY UTILITY RATE BYLAWS FOR 2017

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DISCUSSION/ANALYSIS:

The *Community Charter* provides for Council to adopt bylaws approving imposition of fees and charges with respect to user pay services provided. Bylaws 5261 and 5262 include user pay utility rate changes for 2017 as contemplated in the 2017 – 2021 Five Year Financial Plan for the water and sanitary sewer. User fees for solid waste management (includes garbage and organics collection services) have not changed for 2017.

The annual impact of proposed adjustments on a typical household subscribing to each service for 2017 is an increase of \$7.65 for water service and \$23.68 for sanitary sewer service.

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	1.55%	\$7.65	\$500.97
Sanitary Sewer	5.93%	\$23.68	\$423.02

WATER UTILITY

Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2017 No. 5261 sets the minimum charge for metered water customers at \$250.48 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$246.66.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.724 per cubic meter. The current rate is \$0.713 per cubic meter.

The flat rate for residential customers will be \$500.97. The current rate is \$493.32.

SANITARY SEWER UTILITY

Langley Sewerworks Regulation Bylaw 1998 No. 3701 Amendment Bylaw 2017 No. 5262 sets the annual flat rate per service connection at \$423.02 for residential sewer use. The current rate is \$399.34.

The rate for Non-Residential sewer use is set at \$1.190 per cubic meter of sewage discharged with a minimum of \$211.51 per service connection for each six-month period. The current rates are \$1.124 per cubic meter of sewage discharged with a minimum of \$199.67 per service connection for each six-month period.

Respectfully submitted,

Karen Sinclair
ACTING DIRECTOR OF FINANCE

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2017 NO. 5261

EXPLANATORY NOTE

Bylaw 2017 No. 5261 sets the minimum charge for metered water customers at \$250.48 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$246.66.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.724 per cubic meter. The current rate is \$0.713 per cubic meter.

The flat rate for residential customers will be \$500.97. The current rate is \$493.32.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697
AMENDMENT BYLAW 2017 NO. 5261

WHEREAS Bylaw No. 4697, cited as “Langley Waterworks Regulation Bylaw 2008 No. 4697” provides for the regulation of the water works system, water supply and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 4697;

NOW THEREFORE, the 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 “Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2017 No. 5261.”
2. Bylaw No. 4697 cited as “Langley Waterworks Regulation Bylaw 2008 No. 4697 is amended by deleting Section 1 and Section 2 of Schedule “A” attached to Bylaw 4697 and substituting the following therefore:

Section 1 BASIC RATES

The annual flat rate for a distinct premise is \$500.97.

An additional fee amount equal to 30% of the annual flat rate will be charged where a “PREMISES” contains a “SECONDARY SUITE”.

Subject to the following: the annual flat rate for 2016 shall be multiplied by 365/300 and calculated from March 6, 2017.

Section 2 RATES FOR METERED SERVICE

The two (2) meter billings during the year are based on the consumption for the preceding six (6) month period.

The rates for each billing will be:

- The first 110 cubic meters at a flat rate of \$250.48 per service connection.
- The remainder at \$0.724 per cubic meter (Metered Rate).
- The minimum charge is \$250.48 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2017 shall be multiplied by 365/300 and calculated from March 6, 2017.

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

_____	Mayor	_____	Township Clerk
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THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY SEWERWORKS REGULATION BYLAW 1998 NO. 3701
AMENDMENT BYLAW 2017 NO. 5262

EXPLANATORY NOTE

Bylaw 2017 No. 5262 sets the annual flat rate per service connection at \$423.02 for residential sewer use. The current rate is \$399.34.

The rate for Non-Residential sewer use is set at \$1.190 per cubic meter of sewage discharged with a minimum of \$211.51 per service connection for each six-month period. The current rates are \$1.124 per cubic meter of sewage discharged with a minimum of \$199.67 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 1998 NO. 3701

AMENDMENT BYLAW 2017 NO. 5262

WHEREAS Bylaw No. 3701, cited as “Langley Sewerworks Regulation Bylaw 1998 No. 3701” provides for the regulation of the sanitary sewer system, sewage treatment and rates;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw No. 3701;

NOW THEREFORE, the 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 “Langley Sewerworks Regulation Bylaw 1998 No. 3701 Amendment Bylaw 2017 No. 5262.
2. Bylaw No. 3701 cited as “Langley Sewerworks Regulation Bylaw 1998 No. 3701 is amended by deleting Section 1. A., Section 2. A. and Section 4 of Schedule “B” attached to Bylaw 3701 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a district premise is \$423.02.

An additional fee amount equal to 30% of the annual flat rate will be charged where a “PREMISES” contains a “SECONDARY SUITE”.

Subject to the following: the annual flat rate for 2017 shall be multiplied by 365/300 and calculated from March 6, 2017.

Section 2 RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums

Where a connection:

- (a) Is to a property used for industrial, commercial, or institutional purpose
- (b) Is to a property with farm classification as identified by the B.C. Assessment Authority
- (c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwellings

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

RB = \$1.190

The minimum charge for each six month period is \$211.51 per service connection.

Subject to the following: The minimum charge for each six month period for 2017 shall be multiplied by 365/306 and calculated from March 6, 2017.

Section 4 RATES FOR CONTAMINATED GROUNDWATER

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164."

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = \$1.190 per cubic meter.

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

_____	Mayor	_____	Township Clerk
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