



REPORT TO MAYOR AND COUNCIL

PRESENTED: JULY 9, 2018 - REGULAR EVENING MEETING
FROM: ENGINEERING DIVISION
SUBJECT: 88 AVENUE AND 217A STREET
 SEWER LOCAL AREA SERVICE

REPORT: 18-104
FILE: 5320-020-SWR18-01

RECOMMENDATION:

That Council give first, second and third reading to Local Area Service Bylaw 2018 No. 5397.

EXECUTIVE SUMMARY:

In 2018 the Township of Langley received a request from the property owner of 21754 88 Avenue (1070687 BC Ltd. C/O Aman Sivia), requesting initiation of a Local Area Service (LAS) for expansion of the municipal sanitary sewer system. The LAS includes two (2) benefitting properties and involves construction of sanitary sewer along 88 Avenue as shown on the site plan (see Attachment A) at an estimated project cost of \$168,000.

As authorized by Council on June 25, 2018, the official petition was circulated. Both properties expressed support for the LAS project. These properties represent a support rate of 100% having a total of 100% of the total assessed value of land and improvements in the benefitting area. The Township Clerk has determined that the official petition is sufficient in accordance with requirements of the Community Charter and Township Policy.

Staff will proceed with design and construction of the proposed LAS project, should Council grant the pre-requisite readings and ultimately adopt Local Area Service Bylaw 2018 No. 5397.

PURPOSE:

The purpose of this report is to seek Council's authorization to provide the necessary readings and subsequent adoption of Local Area Service Bylaw 2018 No. 5397.

BACKGROUND/HISTORY:

In 2018 the Township of Langley received a request from the property owner of 21754 88 Avenue (1070687 BC Ltd. C/O Aman Sivia), requesting initiation of a Local Area Services (LAS) for expansion of the municipal sanitary sewer system. The LAS includes two (2) benefitting properties and involves construction of sanitary sewer along 88 Avenue as shown on the site plan (see Attachment A) at an estimated project cost of \$168,000.

At the regular afternoon meeting on June 25, 2018, Council authorized preparation of an official petition for distribution.

DISCUSSION/ANALYSIS:

All votes for the official petition were received by June 29, 2018. A summary of the results is provided below:

	Votes	Percentage
In Favour	2	100%

Of the two benefitting properties, two voted in favour and 0 voted not in favour. The two properties in favour represent 100% support and in total represent 100% of the total assessed value of land and improvements in the benefitting area. The Township Clerk has determined that the official petition is sufficient in accordance with the Community Charter and Township Policy. Attachment B is the Certificate of Sufficiency.

Should Council ultimately adopt Local Area Service Bylaw 2018 No. 5397, staff will proceed with design and construction of the proposed project.

Financial Implications:

Funding for this project is proposed to come from the Local Area Service Reserve as sufficient funds are available to complete this project.

The estimated cost of the project is \$168,000. The property owners will have the option to pay their share as a lump sum payment or have it added to their taxes over 20 years, pursuant to applicable regulations and policies. The interest rate has been set at 3.66%, which is equivalent to the Municipal Finance Authority of British Columbia's 20 year Capital Financing Rate, at the time the official petition was authorized, plus 0.25% as per Township Policy.

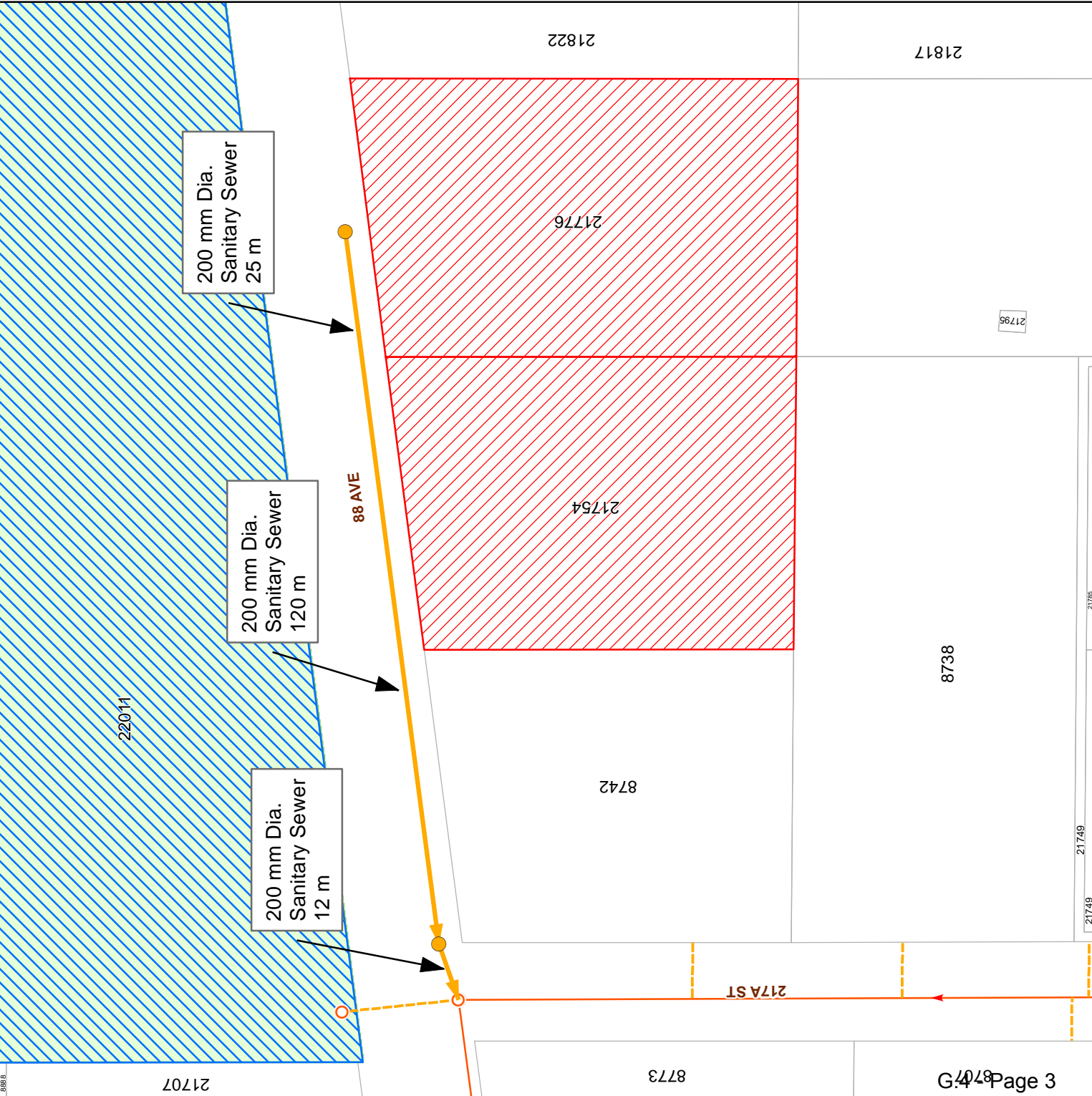
Respectfully submitted,

Richard Welfing, P.Eng, MBA
Engineering Services Manager
for
ENGINEERING DIVISION

This report has been prepared in consultation with the following listed departments.

CONCURRENCES	
Division / Department	Name
FINANCE DIVISION	K. Sinclair

ATTACHMENT A Local Area Service Site Plan
ATTACHMENT B Certificate of Sufficiency



Legend

- Township of Langley Property
- ALR - Agricultural Land Reserve
- Properties Benefiting
- Proposed Sanitary Manhole
- Proposed Sanitary Sewer Main
- Existing Sanitary Connection
- Existing Sanitary Manhole
- Existing Sanitary Main



Disclaimer: The data provided had been compiled from various sources and is not warranted as to its accuracy or sufficiency by the Township of Langley. The user of this information is responsible for confirming its accuracy and sufficiency.

Version Date: Tuesday, May 29, 2018



Local Area Service (LAS)
Key Plan
SWR18-01

Attachment A

88 Ave and 217a St

Attachment B

Township of
Langley



Est. 1873

CERTIFICATE OF SUFFICIENCY**LOCAL AREA PETITION****SEWER LOCAL AREA SERVICE PROJECT:
SWR18-01 88 AVE AND 217A STREET**

Pursuant to Section 212 of the *Community Charter*, I hereby certify that the attached petition to the Township of Langley Council for Sewer Local Area Service Project: SWR18-01 88 Ave and 217A Street, which includes 2 properties along 88 Avenue does meet the requirements and contains the following:

- 1) the petition is signed by 100% of the owners of the parcels that would be subject to the local service tax; (s.212 (3)a - at least 50% is required) and
- 2) the persons signing are the owners of parcels that in total do represent at least 50% of the assessed value of land and improvements that would be subject to the local service tax; (s.212 (3)b) and
- 3) that each page of the petition contains the necessary information as outlined in Section 212 (2) of the *Community Charter*.

The petition, having met the requirements as provided by the *Community Charter*, I declare as sufficient to proceed for the purpose of a Sewer Local Area Service Project for the 2 properties on 88 Avenue.

Declared at Langley, British Columbia
This 3 day of July, 2018.

A handwritten signature in black ink, appearing to read 'W. Bauer', is written over a horizontal line.

W. Bauer
Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2018 NO. 5397

EXPLANATORY MEMO

Local Area Service Bylaw 2018 No. 5397 establishes the construction of approximately 157 metres of gravity sanitary sewer on 88 Avenue, east of 217A Street as a local area service and authorizes the recovery of the costs of constructing the local area service by means of a local service tax.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LOCAL AREA SERVICE BYLAW 2018 NO. 5397

WHEREAS Part 7, Division 5 of the *Community Charter*, SBC 2003, c 26 authorizes Council to, by bylaw, establish a municipal service that provides particular benefit to part of the Township of Langley and to recover the costs of establishing such service by means of a local service tax;

AND WHEREAS the owners of parcels located in the Local Service Area have presented Council with a petition for the Local Area Service and the Township Clerk has certified this petition as sufficient and valid;

AND WHEREAS Council deems it desirable to establish the Local Area Service and considers that such service will provide particular benefit to the Local Service Area;

NOW THEREFORE, the Council of the Corporation of the Township of Langley in open meeting, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “Local Area Service Bylaw 2018 No. 5397”.

Definitions

2. In this Bylaw:
 - (a) **“Council”** means the Council of the Corporation of the Township of Langley;
 - (b) **“Director of Finance”** means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;
 - (c) **“General Manager of Engineering”** means the person appointed by Council to the position having that name, his or her designates, and Township employees acting under his or her direction;
 - (d) **“Interest Rate”** means the Municipal Finance Authority’s lending rate plus 0.25%;
 - (e) **“Local Area Service”** has the meaning ascribed to it in Section 3 of this Bylaw;
 - (f) **“Local Service Area”** has the meaning ascribed to it in Section 3 of this Bylaw;
 - (g) **“Local Service Tax”** has the meaning ascribed to it in Section 10 of this Bylaw;
 - (h) **“Mayor”** means the Mayor of the Corporation of the Township of Langley;
 - (i) **“Township”** means the Corporation of the Township of Langley;
 - (j) **“Township Clerk”** means the person appointed by Council to the position having that name; and

- (k) **“Township of Langley”** means the geographic area subject to the regulation by the Township.

Establishment and Construction of the Local Area Service

3. The Township is hereby authorized and empowered to undertake and carry out or cause to be carried out the construction of the works described in Schedule “A” attached hereto (the “Local Area Service”) for the benefit of the parcels located in the area shown in bold on Schedule “B” attached hereto (the “Local Service Area”).
4. The Township is hereby authorized to acquire all such real property, easements, rights-of-way, covenants, licenses, and to enter into leases and to obtain other rights and authorities as may be required or desired for or in connection with the construction of the Local Area Service.
5. The General Manager of Engineering is hereby directed to prepare the drawings and specifications required for the construction of the Local Area Service.
6. The General Manager of Engineering is hereby directed to solicit bids for, and prepare a contract for, the construction of the Local Area Service. The Mayor and Township Clerk are hereby authorized to enter into a contract for the construction of the Local Area Service.
7. The construction of the Local Area Service shall be carried out under the supervision and according to the directions of the General Manager of Engineering.
8. The estimated project cost of the Local Area Service is \$168,000. The Director of Finance is hereby authorized to appropriate the funds necessary to construct the Local Area Service from the Local Area Service Reserve, up to a maximum of \$193,200 (\$168,000 plus 15%).

Cost Recovery

9. The owners of parcels located in the Local Service Area shall be responsible for 100% of the actual costs of the Local Area Service.
10. The actual costs of constructing the Local Area Service shall be recovered through the imposition of a parcel tax on the owners of parcels located in the Local Service Area calculated in accordance with the *Local Area Services and Business Area Improvement Services Policy 05-007* (the “Local Service Tax”).
11. The Local Service Tax, along with interest rate of 3.66%, shall be levied annually on parcels located within the Local Service Area for a period of up to 20 years, commencing in 2020 if the Local Area Service project is completed by February 15, 2020.

- ## Severability

- | | | |
|---------------------------------|--------|---------|
| READ A FIRST TIME the | day of | , 2018. |
| READ A SECOND TIME the | day of | , 2018. |
| READ A THIRD TIME the | day of | , 2018. |
| RECONSIDERED AND ADOPTED
the | day of | , 2018. |

Mayor _____ Township clerk _____

SCHEDULE "A"
LOCAL AREA SERVICE

To extend 200mm gravity sanitary sewer main along 88 Avenue from 217A Street eastward, which consists of 157 metres 200mm PVC, 1050mm diameter manholes, milling and paving asphalt, and all associated labour, material, and equipment costs.

It excludes individual service connections up to the property line and any work on private property.

SCHEDULE "B"

LOCAL SERVICE AREA

