

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: MARCH 11, 2019 - REGULAR EVENING MEETING
FROM: FINANCE DIVISION
SUBJECT: USER PAY UTILITY RATE BYLAWS FOR 2019

REPORT: 19-41
FILE: 1700-80

RECOMMENDATION(S):

That Council give first, second, and third reading to the Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2019 No. 5457;

That Council give first, second, and third reading to the Langley Sewerworks Regulation Bylaw 2018 No. 4697 Amendment Bylaw 2019 No. 5458;

That Council give first, second, and third reading to the Langley Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2019 No. 5459.

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 5457, 5458 and 5459 include user pay utility rate changes for 2019 as contemplated in the 2019 – 2023 Five Year Financial Plan for the water, sanitary sewer and solid waste.

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 representative single family household subscribing to each service for 2019 is an increase of \$24.86 for water service, \$46.95 for sanitary sewer service and \$40.00 for solid waste (240L).

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	4.90%	\$24.86	\$532.09
Sanitary Sewer	10.79%	\$46.95	\$482.03
Solid Waste 240L ¹	13.79%	\$40.00	\$330.00
Solid Waste 120L	16.28%	\$35.00	\$250.00

¹ 240L solid waste container is being referenced in relations to discussions of a representative single family household.

USER PAY UTILITY RATE BYLAWS FOR 2019

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PURPOSE:

The purpose of this report is to bring forward the afore-mentioned User Pay Utility Rate Bylaws 5457, 5458 and 5459 for three readings.

USER PAY UTILITY RATE BYLAWS FOR 2019

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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 5457, 5458 and 5459 include user pay utility rate changes for 2019 as contemplated in the 2019 – 2023 Five Year Financial Plan for the water, sanitary sewer and solid waste.

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 2019 is an increase of \$24.86 for water service, \$46.95 for sanitary sewer service and \$40.00 for solid waste (240L).

USER PAY UTILITIES	Percent Change	Annual Rate Change	Annual Flat Rate
Water	4.90%	\$24.86	\$532.09
Sanitary Sewer	10.79%	\$46.95	\$482.03
Solid Waste 240L ²	13.79%	\$40.00	\$330.00
Solid Waste 120L	16.28%	\$35.00	\$250.00

WATER UTILITY

Langley Waterworks Regulation Bylaw 2008 No. 4697 Amendment Bylaw 2018 No. 5457 sets the minimum charge for metered water customers at \$266.04 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$253.61.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.769 per cubic meter. The current rate is \$0.733 per cubic meter.

The flat rate for residential customers will be \$532.09. The current rate is \$507.23.

SANITARY SEWER UTILITY

Langley Sewerworks Regulation Bylaw 2018 No. 5367 Amendment Bylaw 2019 No. 5458 sets the annual flat rate per service connection at \$482.03 for residential sewer use. The current rate is \$435.08.

The rate for Non-Residential sewer use is set at \$1.356 per cubic meter of sewage discharged with a minimum of \$241.01 per service connection for each six-month period. The current rates are \$1.224 per cubic meter of sewage discharged with a minimum of \$217.54 per service connection for each six-month period.

² A representative household is considered to use a 240L solid waste unit for purposes of discussion.

SOLID WASTE UTILITY

Langley Solid Waste Management Bylaw 2016 No. 5200 provides for a cart-based semi-automated garbage and organics collection program for residential properties including apartment and condominium multi-family residential buildings within the Township, and sets the fees for collection. For 2019, Bylaw 5200, 'Schedule B2 – Collection Fees', will be amended to reflect the following:

Part 1 – Base Collection Fee

The base collection fee payable by all residential owners receiving the Municipal Garbage Collection Service, the Municipal Organics Collection Service, and the Municipal Large Item Collection Service pursuant to this Bylaw shall be \$170. The current rate is \$140.

Part 2 – Cart Size Fee

The cart size fee for a 240L container is set at \$160.00. The current cart size fee is \$150.00.
The cart size fee for a 120L container is set at \$80.00. The current cart size fee is \$75.00.

Respectfully submitted,

Karen Sinclair
DIRECTOR OF FINANCE
for
FINANCE DIVISION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2019 NO. 5457

EXPLANATORY NOTE

Bylaw 2019 No. 5457 sets the minimum charge for metered water customers at \$266.04 for each six-month period for the first 110 cubic meters of water consumed. The current rate is \$253.61.

The volume of water consumed after the first 110 cubic meters per six-month period will be charged a rate of \$0.769 per cubic meter. The current rate is \$0.733 per cubic meter.

The flat rate for residential customers will be \$532.09. The current rate is \$507.23.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY WATERWORKS REGULATION BYLAW 2008 NO. 4697

AMENDMENT BYLAW 2019 NO. 5457

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 2019 No. 5457”
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 \$532.09.

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 2019 shall be multiplied by 365/295 and calculated from March 11, 2019.

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 \$266.04 per service connection.
- The remainder at \$0.769 per cubic meter (Metered Rate).
- The minimum charge is \$266.04 per service connection plus meter rent.

Subject to the following: the minimum charge for each six-month period for 2019 shall be multiplied by 365/295 and calculated from March 11, 2019.

READ A FIRST TIME the	day of	, 2019
READ A SECOND TIME the	day of	, 2019
READ A THIRD TIME the	day of	, 2019
RECONSIDERED AND ADOPTED the	day of	, 2019

_____	Mayor	_____	Township Clerk
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THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367
AMENDMENT BYLAW 2019 NO. 5458

EXPLANATORY NOTE

Bylaw 2019 No. 5458 sets the annual flat rate per service connection at \$482.03 for residential sewer use. The current rate is \$435.08.

The rate for Non-Residential sewer use is set at \$1.356 per cubic meter of sewage discharged with a minimum of \$241.01 per service connection for each six-month period. The current rates are \$1.224 per cubic meter of sewage discharged with a minimum of \$217.54 per service connection for each six-month period.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

AMENDMENT BYLAW 2019 NO. 5458

WHEREAS Bylaw No. 5367, cited as “Langley Sewerworks Regulation Bylaw 2018 No. 5367” 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. 5367;

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 2018 No. 5367 Amendment Bylaw 2019 No. 5458”
2. Bylaw No. 5367 cited as “Langley Sewerworks Regulation Bylaw 2018 No. 5367” is amended by deleting Section 1. A., Section 2. A. and Section 4 of Schedule “B” attached to Bylaw 5367 and substituting the following therefore:

Section 1 BASIC RATES

A. Annual Flat Rate

The annual flat rate for a district premise is \$482.03.

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 2019 shall be multiplied by 365/295 and calculated from March 11, 2019.

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 = \$1.356

The minimum charge for each six month period is \$241.01 per service connection.

Subject to the following: The minimum charge for each six month period for 2019 shall be multiplied by 365/295 and calculated from March 11, 2019.

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 = \$1.356 per cubic meter.

READ A FIRST TIME the	day of	, 2019
READ A SECOND TIME the	day of	, 2019
READ A THIRD TIME the	day of	, 2019
RECONSIDERED AND ADOPTED the	day of	, 2019

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200
AMENDMENT BYLAW 2019 NO. 5459

EXPLANATORY NOTE

Bylaw 2019 No. 5459 set the base collection fees for Municipal Collection Services at \$170.
The current rate is \$140.

The cart size fee for 240L container is set at \$160. The current rate is \$150.

The cart size fee for 120L container is set at \$80. The current rate is \$75.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

SOLID WASTE MANAGEMENT BYLAW 2016 NO. 5200

AMENDMENT BYLAW 2019 NO. 5459

WHEREAS Bylaw No. 5200, cited as “Solid Waste Management Bylaw 2016 No. 5200” provides for a cart-based semi-automated garbage and organics collection program for residential properties, collection schedules, and requirement and servicing options for apartment and condominium multi-family residential buildings within the Township, and updated collection fees;

AND WHEREAS it is deemed desirable and expedient to amend Bylaw 5200;

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 “Solid Waste Management Bylaw 2016 No. 5200 Amendment Bylaw 2019 No. 5459”
2. Bylaw No. 5200 cited as “Solid Waste Management Bylaw 2016 No. 5200” is amended by deleting Part 1 and Part 2 of Schedule “B2” attached to Bylaw 5200 and substituting the following therefore:

Part 1 – Base Collection Fee (proposed rates effective March 11, 2019)

The base collection fee payable by all residential owners receiving the Municipal Garbage Collection Service, the Municipal Organics Collection Service, and the Municipal Large Item Collection Service pursuant to this Bylaw shall be \$170. The rate shall be collected with the annual property tax notice and shall be subject to the same terms, conditions and penalties as are applicable to the collection of the annual property taxes.

Subject to the following: the annual rate for 2019 shall be multiplied by 365/295 and calculated from March 11, 2019.

Part 2 – Cart Size and Rates (proposed rates effective March 11, 2019)

Annual Collection Fees	Amount
Base Collection Fee	See Part 1 of this Schedule B – Collection Fees
Annual Fee for Municipal Garbage Collection Service:	
• 120L Garbage Cart Fee	\$80
• 240L Garbage Cart Fee	\$160
Additional Annual Fee for Municipal Garbage Collection Service (see Section 6.4.1):	

• 120L Garbage Cart Fee	\$80
• 240L Garbage Cart Fee	\$160
Annual Fee for Municipal Organics Collection Service	Included in Base Collection Fee
Annual Fee for Municipal Large Item Collection Service	Included in Base Collection Fee

Other Charges	Amount
Extra Garbage Sticker	\$3
Cart Administration Fee (see Sections 6.3.2a.ii, 6.3.2b, 6.4.1a, 6.4.1b, 6.4.2a and 6.4.2b)	\$50
Damaged Cart Replacement Fee (see Sections 3.3.3e.ii and 4.3.3e.ii)	\$110

Subject to the following: the annual rate for 2019 shall be multiplied by 365/295 and calculated from March 11, 2019.

READ A FIRST TIME the _____ day of _____, 2019
 READ A SECOND TIME the _____ day of _____, 2019
 READ A THIRD TIME the _____ day of _____, 2019
 RECONSIDERED AND ADOPTED the _____ day of _____, 2019

_____ Mayor _____ Township Clerk