

Township of
Langley



Est. 1873

REPORT TO MAYOR AND COUNCIL

PRESENTED: APRIL 12, 2021 - REGULAR MEETING
FROM: FINANCE DIVISION
SUBJECT: 2021 LOCAL AREA SERVICE TAX BYLAW

REPORT: 21-32
FILE: 1970-09

RECOMMENDATION:

That Council give first, second, third reading, and final adoption to “Local Area Service Fort Langley Underground Conversion of Existing Overhead Wiring Tax Bylaw 2021 No. 5699”.

EXECUTIVE SUMMARY:

Fort Langley Underground Conversion of Existing Overhead Wiring

In 2012, a petition for Local Area Service (LAS) works was initiated by an owner and was successful for construction of the conversion from overhead wiring to underground wiring with portions of Glover Road to Mavis Avenue.

Pursuant to the Local Area Service Bylaw (Glover Road and Mavis Avenue Underground Conversion of Existing Overhead Wiring) Construction Bylaw 2012 No. 4959 was undertaken and completed in 2020.

Bylaw 2012 No. 4959 provides that the portion of works to be specifically charged against the parcels benefitting from the work and shall be calculated at a fixed rate per taxable meter.

Local Area Service Fort Langley Underground Conversion of Existing Overhead Wiring Tax Bylaw 2021 No. 5699 will collect \$3,149,914.17 from the 77 properties over the next 20 years to cover the cost of the local area service works.

PURPOSE:

The purpose of this report is to bring forward Local Area Service Fort Langley Underground Conversion of Existing Overhead Wiring Tax Bylaw 2021 No. 5699” for the first three readings and final adoption.

Respectfully submitted,

KIM KENWARD
MUNICIPAL COLLECTOR
for
FINANCE DIVISION

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

CONCURRENCES	
Division / Department	Name
Finance Division	S. Ruff

ATTACHMENT A – Local Area Service (Glover Road and Mavis Avenue underground conversion of existing overhead wiring) Construction Bylaw 2012 No. 4959

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LOCAL AREA SERVICE (GLOVER ROAD AND MAVIS AVENUE UNDERGROUND
CONVERSION OF EXISTING OVERHEAD WIRING)**

CONSTRUCTION BYLAW 2012 NO. 4959

EXPLANATORY MEMO

Bylaw No. 4959 acts to authorize the underground conversion of existing overhead wiring by Local Area Service on Glover Road, 96 Avenue to the Fraser River, and on Mavis Avenue, from Queen Street to West of Glover Road.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LOCAL AREA SERVICE (GLOVER ROAD AND MAVIS AVENUE UNDERGROUND
CONVERSION OF EXISTING OVERHEAD WIRING)

CONSTRUCTION BYLAW 2012 NO. 4959

WHEREAS it is deemed desirable to undertake the conversion of overhead wiring to underground within portions of Glover Road and Mavis Avenue as a local area service pursuant to Sections 210, 211 & 212 of the "Community Charter";

AND WHEREAS the Clerk of The Corporation of the Township of Langley has determined the sufficiency of the petition under Section 212 of the "Community Charter";

AND WHEREAS the total estimated cost of the Overhead Wiring Conversion works to be undertaken is \$3,000,000.00;

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

1. This bylaw may be cited as "Local Area Service (Glover Road and Mavis Avenue Underground Conversion of Existing Overhead Wiring) Construction Bylaw 2012 No. 4959."
2. The Council of The Corporation of the Township of Langley is hereby authorized and empowered to undertake and carry out or cause to be carried out as a local area service the conversion of overhead wiring to underground in portions of Glover Road and Mavis Avenue (the "Works"), as described in the report by an engineer which is attached and marked as Schedule "A" hereto; and to do all things necessary in connection therewith and without limiting the generality of the foregoing to acquire all such real property, easements, rights-of-way, licenses and rights of authorities as may be requisite or desirable for or in connection with the construction of the Works.
3. The General Manager of Engineering is hereby directed to prepare the necessary plans and specifications for the Works and to construct the Works.
4. The construction of the Works is to be carried out under the direction of the General Manager of Engineering for The Corporation of the Township of Langley; and the Mayor and Clerk are hereby authorized to execute a contract or contracts as necessary for the construction of the Works.
5. The actual cost of the Works undertaken as a local area service shall be borne entirely (100%) by the owners of parcels benefiting from or abutting the Works, after the work is complete, by way of frontage tax and will be paid in full within 20 years.
6. If the Township obtains non-refundable capital grants for the Works, pursuant to this bylaw from other Governments, the property owners' portion of the actual cost will be reduced by an amount of the said grants.

Bylaw No. 4959

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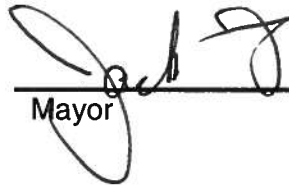
7. Authority is hereby given to appropriate from time to time from the Local Improvement Fund established pursuant to the "Local Improvement Fund Establishment By-law, 1966" No. 1185, the funds necessary to construct the Works up to a maximum of \$3,750,000.00 (estimated price of \$3,000,000.00 including 15% Contingency).
8. The funds appropriated from the Local Improvement Fund shall be repaid together with interest at 3.90% per annum over 20 years by paying to the fund moneys received from the owners pursuant to the parcel tax for the Works.

READ A FIRST TIME the 15 day of October , 2012.

READ A SECOND TIME the 15 day of October , 2012.

READ A THIRD TIME the 15 day of October , 2012.

RECONSIDERED AND ADOPTED the 22 day of October , 2012.



Mayor



Deputy Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LOCAL AREA SERVICE FORT LANGLEY
UNDERGROUND CONVERSION OF EXISTING
OVERHEAD WIRING TAX BYLAW 2021 NO. 5699**

EXPLANATORY NOTE

Bylaw 2021 No. 5699 provides for the imposition of local area service tax for those properties on Glover Road and Mavis Avenue affected by the Fort Langley underground conversion of existing overhead wiring. The local area service project for the underground conversion was undertaken and completed pursuant to "Local Area Service (Glover Road and Mavis Avenue Underground Conversion of Existing Overhead Wiring) Construction Bylaw 2021 No. 4959.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**LOCAL AREA SERVICE FORT LANGLEY
UNDERGROUND CONVERSION OF EXISTING
OVERHEAD WIRING TAX BYLAW 2021 NO. 5699**

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 “Local Area Service Fort Langley Underground Conversion of Existing Overhead Wiring Tax Bylaw 2021 No. 5699”.
- 2. In this Bylaw the definitions, equations and intent are the same as those set out in Local Area Service policy No. 05-740 as approved by Township Council initially on September 21, 1998 and subsequently amended.
- 3. A local area service tax is hereby imposed and shall be levied for each of the years 2021 through to and including 2040 (twenty years) upon the parcel of land as listed and described in Schedule “A”, attached hereto and forming a part of the Bylaw.
- 4. The local area service tax levied under this Bylaw on this parcel of land is the product of the taxable frontage and annual rate.
- 5.
 - a) The annual rate in any year unless commuted is \$198.45.
 - b) The total actual frontage for 2021 under this bylaw is 2782.875 meters.
 - c) The total taxable frontage for 2021 under this bylaw is 1121.669 meters.
 - d) Commutation of the local area service tax shall be permitted after confirmation and authentication of the local area service tax by the parcel tax review panel.

READ A FIRST TIME the	day of	, 2021
READ A SECOND TIME the	day of	, 2021
READ A THIRD TIME the	day of	, 2021
ADOPTED the	day of	, 2021

_____ Mayor _____ Township Clerk

Mar 15, 2021

Township of Langley Calculation of Local Improvement Costs

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Bylaw Number: 4959
Series: UG12-01
Title: LAS UNDERGRND - FORT LANGLEY

Status: ACTIVE

Estimated Cost: 3,000,000.00
Administration Fee: 0.00 %
Total Estimated Cost: 3,000,000.00

Actual Cost: 3,149,914.17
Owner's Share: 100.00 %
Loan Amount: 3,149,914.17

Term (in Years): 20
Annual Interest Rate: 3.900 %

Commuted to Date: 0.00

Project Requested: Jul 18, 2012
Project Completed:
Court of Revision:
Commuting Date: Apr 30, 2021
Interest Start Date: Apr 30, 2021
Date of First Payment: Jul 2, 2021
Unit of Measurement: land & improvements
metres
Minimum Taxable: 15.24000000
Maximum Taxable: 106.68000000
Total Actual: 2,782.87500000
Total Taxable: 1,121.66890000
Cost Per Taxable Unit: 2,808.24

Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2021 Levy
0537611119	UNDERGROUND (FRONT	34.13600000	33.04487000	92,797.86	6,557.71
0538111112		37.24300000	34.94310000	98,128.52	6,934.41
0539511116		10.05800000	15.24000000	42,797.58	3,024.36
0539611115		10.05800000	15.24000000	42,797.58	3,024.36
0540411115		20.11700000	20.11695000	56,493.16	3,992.18
0540711112		20.11700000	20.11695000	56,493.16	3,992.18
0540811013		36.91000000	1.75761000	4,935.85	348.80
0540811022		36.91000000	1.75761000	4,935.85	348.80
0540811031		36.91000000	1.75761000	4,935.85	348.80
0540811040		36.91000000	1.75761000	4,935.85	348.80
0540811059		36.91000000	1.75761000	4,935.85	348.80
0540811068		36.91000000	1.75761000	4,935.85	348.80
0540811077		36.91000000	1.75761000	4,935.85	348.80
0540811086		36.91000000	1.75761000	4,935.85	348.80
0540811095		36.91000000	1.75761000	4,935.85	348.80
0540812003		36.91000000	1.75761000	4,935.85	348.80
0540812012		36.91000000	1.75761000	4,935.85	348.80

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Township of Langley

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Township of Langley
Calculation of Local Improvement Costs

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Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2021 Levy
0540812021	UNDERGROUND (FRONT	36.91000000	1.75761000	4,935.85	348.80
0540812030		36.91000000	1.75761000	4,935.85	348.80
0540812049		36.91000000	1.75761000	4,935.85	348.80
0540812058		36.91000000	1.75761000	4,935.85	348.80
0540812067		36.91000000	1.75761000	4,935.85	348.80
0540812076		36.91000000	1.75761000	4,935.85	348.80
0540812085		36.91000000	1.75761000	4,935.85	348.80
0540812094		36.91000000	1.75761000	4,935.85	348.80
0540813002		36.91000000	1.75761000	4,935.85	348.80
0540813011		36.91000000	1.75761000	4,935.85	348.80
0549111011		11.39700000	36.31565000	101,982.96	7,206.79
0551011116		37.18600000	31.76020000	89,190.22	6,302.77
0571511119		64.00800000	57.60720000	161,774.71	11,432.07
0572811114		10.05800000	15.24000000	42,797.58	3,024.36
0572911006		20.11700000	19.14158000	53,754.10	3,798.62
0574811110		25.78600000	24.65216000	69,229.16	4,892.19
0574911119		20.11700000	20.62290000	57,914.06	4,092.59
0575011115		20.11700000	20.62290000	57,914.06	4,092.59
0576011113		21.48800000	20.52921000	57,650.99	4,074.00
0577812005		40.23400000	35.23488000	98,948.01	6,992.32
0578911012		57.74500000	17.31900000	48,635.84	3,436.93
0578911021		57.74500000	17.31900000	48,635.84	3,436.93
0578911030		57.74500000	17.31900000	48,635.84	3,436.93
0757715092		18.30000000	3.16421000	8,885.81	627.93
0757716000		18.30000000	3.16421000	8,885.81	627.93
0757716019		18.30000000	3.16421000	8,885.81	627.93
0757716028		18.30000000	3.16421000	8,885.81	627.93

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Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2021 Levy
0757716037	UNDERGROUND (FRONT	18.30000000	3.16421000	8,885.81	627.93
0757716046		18.30000000	3.16421000	8,885.81	627.93
0758130024		20.11700000	19.81215000	55,637.31	3,931.70
0759418089		57.66900000	52.80863000	148,299.18	10,479.80
0759517043		37.06700000	2.42264000	6,803.35	480.77
0759517052		37.06700000	2.42264000	6,803.35	480.77
0759517061		37.06700000	2.42264000	6,803.35	480.77
0759517070		37.06700000	2.42264000	6,803.35	480.77
0759517089		37.06700000	2.42264000	6,803.35	480.77
0759517098		37.06700000	2.42264000	6,803.35	480.77
0759518006		37.06700000	2.42264000	6,803.35	480.77
0759518015		37.06700000	2.42264000	6,803.35	480.77
0759518024		37.06700000	2.42264000	6,803.35	480.77
0759518033		37.06700000	2.42264000	6,803.35	480.77
0759518042		37.06700000	2.42264000	6,803.35	480.77
0759518051		37.06700000	2.42264000	6,803.35	480.77
0759518060		37.06700000	2.42264000	6,803.35	480.77
0759518079		37.06700000	2.42264000	6,803.35	480.77
0759518088		20.11700000	19.81215000	55,637.31	3,931.70
0760028016		213.03600000	181.96600000	511,004.01	36,110.92
0766235030		37.22300000	35.80610000	100,552.02	7,105.67
0766824055		37.22100000	55.72247000	156,481.97	11,058.05
0766920076		60.37400000	56.36665000	158,291.03	11,185.89
0767131042		37.09200000	4.53717000	12,741.52	900.40
0767131051		37.09200000	4.53717000	12,741.52	900.40
0767131060		37.09200000	4.53717000	12,741.52	900.40
0767131079		37.09200000	4.53717000	12,741.52	900.40

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Township of Langley
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Roll Number	Component	Actual Units	Taxable Units	Original Commute Amt	2021 Levy
0767131088	UNDERGROUND (FRONT	37.09200000	4.53717000	12,741.52	900.40
0767131097		37.09200000	4.53717000	12,741.52	900.40
0767132005		37.09200000	4.53717000	12,741.52	900.40
0768617089		37.71400000	34.70308000	97,454.51	6,886.78
0768618006		20.26900000	30.48000000	85,595.17	6,048.72
0769919073		40.17100000	40.23390000	112,986.46	7,984.37
TOTALS				3,149,915.45	222,593.85
REPORT TOTALS				3,149,915.45	222,593.85