DEVELOPMENT COST CHARGE BYLAW UPDATE

TOWNSHIP OF LANGLEY

Background Report

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DCC PROGRAM EXECUTIVE SUMMARY

In 2025, the Township of Langley (Township) initiated an update to their current Development Cost Charge (DCC) Bylaw. The development of the Township-wide DCC bylaw included the following elements:

Developing residential and non-residential growth estimates.

As part of the Bylaw update, revised growth projections were prepared. These were primarily developed using projection information prepared by Township staff for the Township's Official Community Plan (OCP) projection data with additional information from Statistics Canada (Census). The selected DCC growth projections align with the Township's introductory Amenity Cost Charge (ACC) Bylaw.

Developing project lists for eligible DCC projects and services.

Project lists for the existing Transportation, Water, Drainage, Sanitary Sewer and Parks programs were updated to reflect the most recent information on the infrastructure needed to service growth in the Township, as indicated in master plans, infrastructure studies, and conversations with staff across departments.

The Parks DCC Program was substantially revised to reflect new provincial DCC best practices for parkland acquisition and development. The project list was developed to clearly identify specific areas for acquisition as per the DCC Best Practices Guide. Application of the Parks DCC was expanded to include industrial, institutional, and commercial development to align with the categories of charge being brought forward in the ACC Bylaw.

In response to new provincial legislation that created new DCC-eligible categories, the Township also opted to develop a new Fire Protection DCC program.

Determining land use categories, units of charge, and infrastructure impact.

This report presents the Township of Langley's proposed DCC rates and program. The draft DCC rates shown in Table ES-2 were developed by applying the key elements, growth projections, and land use equivalencies to identify charges for DCC-eligible projects anticipated based on infrastructure impact within the defined DCC timeframe.

The DCC land use categories were updated to reflect the impacts of small-scale multi-unit housing (Bill 44) and DCC best practices. Additionally, the updated land use categories align with the introductory ACC Bylaw.

DCC KEY ELEMENTS

Prepared by the Ministry of Housing and Municipal Affairs (Ministry), the Development Cost Charge Best Practices Guide (Best Practices Guide) stipulates key elements that should be considered when determining DCC rates. **Table ES-1** outlines the key elements, decisions and supporting rationale used in this update.

Table ES-1: DCC Key Elements in Alignment with the DCC Best Practice Guide

Key Element		Rationale
Time Horizon	Varies by Program	• *25-year time horizon* for Parks, Fire Protection, and Water DCC Programs to reflect timing of infrastructure needs • *35-year time horizon* for the Transportation DCC Program and *40-year time horizon* for Sanitary Sewer and Drainage DCC Programs to reflect timing of infrastructure needs
Benefitting Area	Township-wide charge	• **Township-wide charge:** DCC projects are components of Township-wide infrastructure/parks systems and, therefore, provide a Township-wide benefit.
Programs	Addition of new categories	• As per the *LGA* and DCC Best Practices Guide, the following programs were identified for inclusion into the updated bylaw: o Transportation o Water o Drainage o Sanitary Sewer o Parks o Fire Protection (new)
Grant Assistance	No grants are included. Some projects include cost sharing.	• Specific transportation projects include cost sharing with TransLink and other major funding partners as detailed in Section 2.3 and reflected in Appendix A.
Developer Contribution	None	• No identified DCC projects include a developer contribution.
Financing	Yes	• No new DCC projects include long-term debt financing. • Existing DCC projects that have financing considerations have been identified in Section 2.3 and noted in Appendix A.
Benefit Allocation	25-100%	• Many projects are at 100% allocation since most included project costs only reflect the upsizing component. • Where project cost do not represent only upsizing, specific benefit has been calculated for each project.

Municipal Assist Factor (MAF)	1%	• **1% MAF** to be carried over from previous DCC update.
Units of Charge	Per dwelling unit, and per m^2 Gross Floor Area (GFA)	• ***Per dwelling unit*** for all residential categories. DCCs are levied on Single and Two Family Residential at time of subdivision and at time building permit for Ground Oriented Multi-Family Residential and Apartment Residential when the number of units is known. • ***Per m^2 of Gross Floor Area (GFA)*** for commercial, industrial, and institutional uses as impact on infrastructure is expected to correlate most closely with floor space.

PROPOSED DCC RATES

The proposed 2025 DCC rates are provided in **Table ES-2 (below).**

Table ES-2: Proposed 2025 Township-Wide DCC Rates

Land Use	Single and Two Family Residential	Ground Oriented Multi-Family Residential	Apartment Residential	Commercial	Industrial	Institutional
Unit	Per dwelling unit	Per dwelling unit	Per dwelling unit	Per m^2 of GFA*	Per m^2 of GFA*	Per m^2 of GFA*
Road	$20,504	$13,558	$11,144	$53.00	$11.89	$52.99
Sewage	$4,100	$2,846	$1,809	$14.00	$5.43	$13.75
Water	$7,160	$4,970	$3,159	$24.00	$9.48	$24.01
Drainage	$14,638	$5,898	$4,046	$36.00	$33.67	$31.91
Parkland (Acquisition & Development)	$22,998	$15,963	$10,146	$77.00	$30.44	$77.11
Fire Protection	$2,978	$2,067	$1,314	$10.00	$3.94	$9.98
TOTAL	$72,378	$45,302	$31,618	$214.00	$94.85	$209.75
*Gross Floor Area						

1.0 INTRODUCTION AND BACKGROUND

1.1 CONTEXT

The Township of Langley (Township) currently collects Development Cost Charges (DCCs) for Transportation, Sanitary Sewer, Drainage, Water, and Parks (Acquisition and Development). The existing DCC Program was adopted in 2024.

In 2025, the Township of Langley initiated a process to update the DCC bylaw (Development Cost Charge Bylaw 2025, No. 5897) to align the DCC program, rates, and bylaw with new legislation and to reflect current infrastructure requirements and costs.

The material provided in this background report is meant for information only. The Township's adopted **DCC Bylaw should be referred to for rates and requirements**.

1.2 DRIVERS

Many municipalities across British Columbia (BC) use DCCs as a cost-recovery tool to support municipal financial sustainability. The advantages of implementing a DCC bylaw include:

- **Clear and consistent rules** – It gives developers a predictable and transparent framework to follow.
- **Sustainable funding** – It helps the Township collect money to pay for the services and infrastructure needed as the community grows.
- **Fair cost sharing** – It ensures that developments benefiting from new infrastructure help pay for it, following the "growth pays for growth" principle.
- **Transparency** – It makes it clear how much growth-related infrastructure costs and how those costs are funded.
- **Reduced financial risk** – It allows the Township to plan and save for future infrastructure, avoiding large, unexpected expenses.

The DCC update captures current infrastructure costs for capital projects that are driven by growth. The proposed rates ensures that those who will use and benefit from the services provided by the Township pay their share of the growth-related costs in a fair and equitable manner.

Key drivers for the Township of Langley DCC update include:

- Increasing development pressures, community growth, and changing development patterns;
- New legislation that enables the Township to collect DCCs for fire protection facilities; and
- Refreshing the infrastructure projects needed to support growth, along with updated costs.

1.3 LEGISLATIVE CONTEXT

This DCC update aligns with the legislative requirements outlined in Part 14, Division 19 of the *Local Government Act (LGA)*, the *Community Charter,* and the DCC Best Practices Guide (Best Practices Guide).

SOURCES

The update aligns with the Township's capital planning, historical growth and building permit data, Official Community Plan (OCP) and Amenity Cost Charge (ACC) Bylaw.

As part of the bylaw update, staff from the Transportation; Engineering & Public Works; Finance; and, Parks and Recreation departments also worked closely with the project team to develop project lists and the draft rates.

2.0 DCC CALCULATION METHODOLOGY AND KEY FINDINGS

This section outlines the technical inputs and analysis used to determine the costs of the DCC program and the infrastructure required to support future growth:

- **Scope of the program:** Establishing whether DCCs will be applied across the entire jurisdiction or to specific areas, identifying the services eligible for DCC funding, and determining the planning time frame.
- **Estimating growth:** Projecting population and development growth, classifying development by land use categories, and applying equivalency factors to ensure consistent and fair cost allocation.
- **Identifying projects lists:** Listing growth-related capital projects, determining how much each project benefits new versus existing development, and identifying the portion of costs to be funded by the Township rather than through DCCs.

These technical components, together with Council's discretion in setting the Municipal Assist Factor (MAF), are used to calculate the draft DCC rates.

2.1 SCOPE OF PROGRAM

JURISDICTION-WIDE VERSUS AREA-SPECIFIC CHARGES

DCCs can be applied on a jurisdiction-wide or area-specific basis. Through discussions with staff, it was determined that the Township would implement Township-wide DCCs as the projects included provide a Township-wide benefit.

PROGRAM TIME FRAME

To align with existing documents, such as the Township's OCP, Housing Needs Report, and financial planning, **a 25-year time horizon** is used for the Parks, Fire Protection and Water DCC Programs. **A 35-year time horizon** for the Transportation DCC program and **a 40-year time horizon** is used for the Sewer and Drainage DCC program to reflect the larger infrastructure projects included within the list and to reflect the expected construction timelines

DCC-ELIGIBLE SERVICES

The following services were included in the DCC program:

- Transportation
- Sanitary Sewer
- Drainage
- Water
- Parks (Acquisition and Development)
- Fire Services

There are no DCC eligible police protection or solid waste and recycling services included as part of the Bylaw update. All projects in these programs were vetted against the information provided in the *LGA* and the Best Practices Guide to ensure eligibility.

2.2 ESTIMATING GROWTH

LAND USE CATEGORIES

The proposed DCCs are based on updated land use categories that reflect the impact of different built forms on infrastructure services. The definitions in **Table 1** apply to the land use categories used in the DCC Bylaw.

Table 1: Land Use Categories and Definitions

Updated Land Use Category	Inclusions and Definitions
Single and Two Family Residential	One-Unit Dwelling, which may contain one (1) additional Dwelling Unit in the form of a Secondary Suite or an Accessory Dwelling Unit, or a Two-Unit Dwelling, wherein each unit may also contain one fully enclosed Secondary Suite.
Ground Oriented Multi-Family Residential	Multiple-Unit Dwelling building(s) containing three (3) or more self-contained units accessible through separate, ground-oriented entrances (i.e., not accessed through a common hallway). Forms of development include Accessory Dwelling Units, rowhouses, townhouses, small-scale multi-unit housing, and mobile homes.
Apartment Residential	A building or portion of a building(s) containing three (3) or more self-contained Multiple-Unit Dwellings accessed through a common hallway, one or more of which are wholly or partly above another self-contained Dwelling Unit.
Commercial	Includes commercial development in a commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of a commercial nature.
Industrial	Means all developments zoned for industrial uses as defined in the Zoning Bylaw and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial
Institutional	(a) all developments zoned for institutional use under the Zoning Bylaw; or (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and utility uses.

DEVELOPMENT FORECAST

Residential growth projections (below) were referenced using multiple sources and references, including:

- Statistics Canada. (2022). Census Profiles, 2016 and 2021 Census of Population. Government of Canada
- Metro Vancouver Regional Growth Strategy 2050
- Langley Development Cost Charges Bylaw 2024 No. 5897

- Township of Langley Official Community Plan, consolidated April 3, 2023
- Conversations with staff across departments.

The above references provided information on the expected population increase and related dwelling unit construction over a 25-year time horizon (2025-2050). This initial projection aligned with the DCC program timeframes for Parks, Fire Protection, and Water. The initial projections were extrapolated to align with the other proposed DCC program time frames (35 years for Transportation, and 40 years for Sanitary Sewer and Drainage).

Growth projections for commercial, industrial, and institutional (ICI) uses are based on:

- Metro Vancouver Regional Growth Strategy 2050
- Langley Development Cost Charges Bylaw 2024 No. 5897
- Township of Langley Official Community Plan, consolidated April 3, 2023
- Conversations with staff across departments.

All projections are outlined in **Table 2** below. The 25-year growth projections align with the Township's ACC Bylaw.

Table 2: Residential and Non-Residential Growth Projections

Land Use	Unit	25-Year Growth Projections	35-Year Growth Projections	40-Year Growth Projections
Single and Two Family Residential	dwelling unit	**1,400**	**1,960**	**2,240**
Ground Oriented Multi-Family Residential	dwelling unit	**19,100**	**26,740**	**30,560**
Apartment Residential	dwelling unit	**32,800**	**45,920**	**52,480**
Commercial	m^2 of GFA	**398,000**	**557,200**	**636,800**
Industrial	m^2 of GFA	**675,000**	**945,000**	**1,080,000**
Institutional	m^2 of GFA	**236,000**	**330,400**	**377,600**

EQUIVALENCIES

Different land uses have different impacts on infrastructure. To reflect these differences, equivalent units are used to allocate DCC costs across land uses.

Table 3: Equivalent Unit Methodology

Water	For residential demand, occupancy rates were used to project demands for water services. For non-residential land uses, equivalent populations per square metre are established.
Sanitary Sewer	For residential demand, occupancy rates were used to project demands for sewer services. For non-residential land uses, equivalent populations per square metre are established.
Transportation	For roads and transportation projects, the cost of development is distributed based on the trips generated by each land use.
Parks (Acquisition and Development)	Parks development equivalents are also based on residential demand, occupancy rates since increases in parks usage are generally reflective of overall population growth.
Drainage	Stormwater equivalents are based on runoff coefficients for various uses.
Fire Services	Fire services equivalencies were based on future service population, anticipated needs for land use, and water equivalencies.

The equivalency units in **Table 4** are aligned with the Township's infrastructure modelling work, past equivalencies, and growth trends. Updates were made to equivalencies for Single and Two-Family Residential land uses to reflect the impact of secondary suites and accessory dwelling units, which are permitted forms of development associated with that land use.

Table 4: Equivalent Units

Land Use	Transportation (trip ends)	Sewer, Water, Fire (population equivalent)	Parks (population equivalent)	Drainage (Impervious factor)
Single and Two Family Residential	1.380	3.400	3.400	1.000
Ground Oriented Multi-Family Residential	0.913	2.360	2.360	0.403
Apartment Residential	0.750	1.500	1.500	0.276
Commercial	0.004	0.011	0.011	0.002
Industrial	0.001	0.005	0.005	0.002
Institutional	0.004	0.011	0.011	0.002

2.3 PROJECT LIST

DCC PROJECT LIST

The proposed projects in this DCC update align the DCC programs to reflect current construction and material costs and were vetted for eligibility according to the Ministerial requirements for DCCs. Capital costs for projects are based on information from the existing project lists, new master planning, capacity modelling, and additional information provided by staff. All costs were updated to include contingency and engineering allowances. Comprehensive DCC project lists are provided in **Appendix A**.

Table 5: DCC Project Summary – Township-wide

Transportation	• Intersection improvements • Sidewalk installations and improvements • Roundabouts • Bicycle lane installation
Sewer	• Sewer upgrades and upsizing • Force main upgrades and upsizing • Lift stations
Water	• Booster station & systems upgrade • New reservoir (Strawberry)
Drainage	• Sanitary main upgrades • Trunk main upgrades • Watershed upgrades (Anderson Creek, Latimer Creek, Yorkson Creek)
Parks	• Parkland developments • Parkland acquisition
Fire	• Fire Hall expansions and upgrades • Fire Master Plan

*Please note: the Township of Langley will own and control all projects in this DCC program.

All parkland development projects in this DCC update align with the eligibility requirements of the legislation. As per the Best Practices Guide, parkland development works are limited to:

- Fencing
- Landscaping
- Drainage and irrigation
- Trails
- Restrooms
- Changing rooms
- Playground equipment

Sports-related improvements and other recreation projects have been included in the Townships proposed ACC Bylaw. The Parks DCC program and the ACC program have been developed together to ensure the appropriate projects are included in the appropriate program.

DETERMINING BENEFIT FACTORS

Project benefit allocations are used to determine to what extent a proposed project benefits future growth versus existing users and are determined on a project-by-project basis.

Some DCC projects may benefit the population at large, in which case the capital costs (or a portion of them) should be shared by the entire community. Other projects will only benefit new growth, in which case the new users benefiting from these services will pay most of the project costs.

Factors considered when determining benefit allocations include:

- Proximity to areas experiencing new growth and /or redevelopment for some active transportation;
- Population growth (new vs. existing population); and,
- Project triggers and timing.

The benefit factor of each DCC eligible project was evaluated on a scale of 25% to 100% using two approaches:

1. **Rule of thumb:**
    - **50%** – Benefits both existing development and new growth by adding capacity that benefits and supports the current and future population of the community.
    - **75%** – Allocated to projects that largely benefit growth but will also support the existing population through increased capacity.
    - **80%** – Allocated to projects that primarily benefit growth, but will also support the existing population (e.g., new projects on primary transportation routes in projected high-density areas).
    - **100%** – Allocated to projects that exclusively benefit growth (i.e., this project would not be built without growth occurring). Many projects are at 100% benefit allocation since included projects costs reflect upsizing only.
2. **Technical Analysis:** Based on utility modelling and capacity analysis/service demand.

USE OF MUNICIPAL ASSIST FACTOR

The Township has opted for 1% assist factors across the DCC programs.

When setting the assist factor, Council considered the impact of the proposed rates on the viability of new development as well as infrastructure needs over the course of the proposed program's time horizons .

TRANSPORTATION DCC COST SHARING

The Transportation program is based on detailed neighbourhood plans and studies. The program includes urban road upgrades, intersection improvements, traffic signals, pedestrian improvements, interchanges, and rail overpasses.

The Transportation program includes various cost-sharing arrangements in alignment with the Township's previous DCC updates:

1. Major Road Network and Bicycle Funding and Bicycle Infrastructure Capital Cost Sharing

   TransLink provides all municipalities with annual funding on a 50% cost share basis through the Major Road Network and Bicycle funding (MRNB) and Bicycle Infrastructure Capital Cost Sharing (BICCS) program. The funding has been in place for over a decade and is included in TransLink's long-term plans on an ongoing basis.

   The Township receives $2.39M per year of MRNB funding from TransLink that can be used for road capacity and safety improvements on the major road network. Most of the Township's major road network is in urban areas where growth is occurring or on roads linking urban areas, such as Fraser Highway, where growth has increased travel between the Township's urban areas. The transportation program assumes the Township will receive $83.6M over the next 35 years ($2.39M per year).

   The Township currently receives $688,000 per year from TransLink for cycling improvements. Accordingly, the DCC program assumes the Township will receive $24.1M over the next 35 years ($688,000 per year). The Township has included its matching contribution of $24.1M in the DCC program. If changes occur to the TransLink funding the Township will update the Transportation DCC accordingly.

2. Major Infrastructure Projects – Ministry of Transportation and Transit (MoTT)

   The Township, like other BC municipalities, frequently cost shares with MoTT on infrastructure projects deemed to provide a municipal benefit and needed due to increased population and employment growth. The Township has historically contributed 1/3 to 1/2 of the cost of these projects. The transportation program reflects the Township's remaining portion owing (borrowing costs, principal only) for overpass and interchange projects.

3. Major Infrastructure Projects – Rail Overpasses

   In 2007, the Township participated in a Port Metro Vancouver-led Roberts Bank Rail Corridor Study (RBRC) that identified a list of 10 grade separation and road network improvement projects needed to address the increased rail traffic due to economic growth and the increased vehicle traffic due to increased population and employment in developing communities. A RBRC Program partnership between the City of Delta, City of Surrey, City of Langley, Township of Langley, CP Rail, CN Rail, Southern Rail of BC, TransLink, MoTT, ICBC, Port Metro Vancouver, and Transport Canada was then formed. Each party's contribution was based upon the relative jurisdiction and benefit to each party. Under this arrangement, the Township contributed approximately 20% of the cost of the Mufford Overpass with the remaining funding provided by TransLink, MoTT, Port Metro Vancouver, and Transport Canada. The Township received permission from the Ministry to include borrowing for their portion of the cost. The remaining cost is included in the program

One other rail overpass, at 216 Street/Glover Road, was identified and included in the 2018 and 2023 DCC updates as needed to support the Township's growth. The Township's portion continues to be included in the DCC program assuming a cost sharing portion of 30%.

BORROWING COMMITMENTS

As part of this DCC update, the Township has organized the project lists to better delineate which projects have existing borrowing commitments. In the Transportation, Sanitary Sewer, Water and Drainage programs there are projects that have been funded through long-term borrowing. These DCC projects were required prior to the required DCC funds being generated, as such the Township pursued borrowing through various Ministry approved Loan Authorization Bylaws. The capital costs for the projects only represent the DCC recoverable portion and have been updated to reflect the remainder of the principal payments. The MAF portion of each project was paid by the Township at time of project approval except for Bylaw 5921 as demonstrated in the Water DCC program. No interest is included.

3.0 DCC RATES

DCC rates are determined by applying the key elements, growth projections and equivalencies, described earlier in this report, to projects that are DCC eligible and expected to be built within the specified DCC timeframe.

3.1 PROGRAM COSTS

The total Township-wide DCC Program costs amount to **$3.56 B** —of those costs, **$2.89 B** are eligible for recovery through DCCs (i.e., paid by developers) and **$456.2 M** must be funded annually through Township revenues (i.e., from general tax revenue or other revenue) over 25-, 35- and 40-year time horizons. This is a key consideration for Council when considering the Township's financial sustainability and the costs to developers and existing taxpayers. All costs are included in **Table 6** below.

Table 6: Total Cost of Proposed Township-wide DCC Program (25 year; except Transportation [35 y], Drainage & Sewer [40 y])

	Program Inputs		Developer Responsibility		Municipal Responsibility	
Service	Total Capital Costs	Benefit Factor	Municipal Assist Factor	DCC Recoverable Program Costs	Municipal Costs	Annual Municipal Costs
Transportation	$1,257.0 M	50%-100%	1%	$1,023.5 M	$17.7 M	$0.5 M
Sanitary Sewer	$228.8M	67%-100%	1%	$211.3 M	$17.6 M	$0.4 M
Water	$277.9 M	34%-100%	1%	$239.0M	$38.9 M	$1.6 M
Drainage	$526.9 M	25%-100%	1%	$505.1 M	$21.7 M	$0.5 M
Parks	$1,077.7 M	50%-75%	1%	$812.1 M	$265.7 M	$10.6 M
Fire Protection	$190.4 M	35-100%	1%	$95.7 M	$94.7 M	$3.8 M
Total	**$3,558.7 M**			**$2,886.7 M**	**$456.2 M**	**$17.5 M**

Note: numbers may not add due to rounding.

3.2 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included in the DCC program.

3.3 PROPOSED DCC RATES

A comparison of the existing and proposed rate is provided in **Table 7.**

Table 7: DCC Rate Comparison

Previous Land Use Category	New Land Use Category	Unit	Existing Rate	Proposed Rate (2025)
Residential 1	Single and Two Family Residential	Per Dwelling Unit	**$86,787.00**	**$72,378.00**
Residential 2 & 3	Ground Oriented Multi-Family Residential	Per Dwelling Unit	**$55,268.00***	**$45,302.00**
Residential 4	Apartment Residential	Per Dwelling Unit	**$38,482.00**	**$31,618.00**
Commercial 1, 2 & 3	Commercial	m2 GFA	**$193.72****	**$214.00**
Industrial	Industrial	m2 GFA	**$123.08****	**$94.85**
Institutional	Institutional	m2 GFA	**$129.53****	**$209.75**

GFA = Gross Floor Area.
*Ground Oriented Multi-Family Residential is compared to the average of current Residential 2 and Residential 3 categories
**Existing DCC rates for non-residential land use categories includes conversion factor from area of development to gross floor area

Table 8 outlines the total proposed Township-wide DCC rates, along with each DCC program (as applicable). The DCC calculations use a 1% assist factor for all categories.

Table 8: Draft Township of Langley DCC Rates

Land Use	Single and Two Family Residential	Ground Oriented Multi-Family Residential	Apartment Residential	Commercial	Industrial	Institutional
Unit	Per dwelling unit	Per dwelling unit	Per dwelling unit	Per m^2 of GFA*	Per m^2 of GFA*	Per m^2 of GFA*
Road	$20,504	$13,558	$11,144	$53.00	$11.89	$52.99
Sewage	$4,100	$2,846	$1,809	$14.00	$5.43	$13.75
Water	$7,160	$4,970	$3,159	$24.00	$9.48	$24.01
Drainage	$14,638	$5,898	$4,046	$36.00	$33.67	$31.91
Parkland (Acquisition & Development)	$22,998	$15,963	$10,146	$77.00	$30.44	$77.11
Fire Protection	$2,978	$2,067	$1,314	$10.00	$3.94	$9.98
TOTAL	$72,378	$45,302	$31,618	$214.00	$94.85	$209.75

*Gross Floor Area

4.0 POLICY CONSIDERATIONS & DECISIONS

4.1 INTERESTED PARTIES CONSULTATION

The Township of Langley has reached out to active development stakeholders and the Urban Development Institute (UDI). They have solicited feedback on the draft rates and posted the proposed updated information on the Township's online resource centre. Feedback received was generally supportive of the revised rates being lower than the previous program.

4.2 BYLAW EXEMPTIONS

The *LGA* is clear that a DCC cannot be levied if the proposed development does not impose new capital cost burdens on the Township, or if a DCC has already been paid in regard to the same development. However, if additional further expansion for the same development creates new capital cost burdens or uses up capacity, the DCCs can be levied for the additional costs.

The *LGA* further restricts the levying of the DCC at the time of application for a building permit if:

- The building permit is for a church or place of public worship as per the Community Charter; or
- The value of the work authorized by the building permit does not exceed $50,000 or a higher amount as prescribed by bylaw; or
- Unit size is no larger than 29 sq.m. and only for residential use

Changes to the legislation allow local governments at building permit to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units, if such a charge is provided for in the local government's DCC bylaw. The Township has included provisions in the proposed DCC bylaw to charge DCCs at building permit on residential developments of fewer than four self-contained dwelling units.

4.3 COLLECTION OF CHARGES – BUILDING PERMIT AND SUBDIVISION

Municipalities can choose to collect DCCs at subdivision approval or building permit issuance. Of the two possible collection times, subdivision approval occurs earlier in the process.

The Township will collect DCCs for Single and Two Family Residential uses at time of final subdivision approval. Collecting DCCs early will allow the Township to ensure timely provision of infrastructure and services. DCCs for other residential land use categories will be collected prior to building permit issuance when the final number of apartment or townhouse units are known. Non-residential land uses will also be levied DCCs at time of building permit when total floor area will be known.

4.4 COLLECTION OF DCCS ON REDEVELOPED OR EXPANDED DEVELOPMENTS

When an existing building or development undergoes an expansion or redevelopment there is usually a need for additional DCC related infrastructure. The new developer/ builder should pay the applicable DCCs based on the additional floor area for, commercial, industrial or institutional land uses at the DCC rates in the current DCC bylaw. In essence, the Township is giving a DCC credit for the existing development or building. DCCs are only levied on the new development/building area.

If a detached dwelling unit is replaced by another detached dwelling unit then no additional DCCs are payable. If a lot is subdivided into two, for example, to construct two small lot single detached dwelling units, then DCCs are payable on the one additional single detached residential lot. If a multi-family residential development is replaced by another multi-family residential development with the same unit mix and number of units, then no additional DCCs are payable.

4.5 IN-STREAM PROTECTION

The new DCC rates will be in force as per the effective date in the DCC Bylaw when it is adopted. Protection from rate increases for development applications that are submitted prior to the adoption date will be provided as per legislation.

There are two ways a developer can qualify for exclusion from the new DCC rates:

1. Pursuant to section 511 of the *LGA* (subdivision).

   If the new DCC Bylaw is adopted after a subdivision application is submitted and the applicable subdivision fee is paid, the new DCC Bylaw has no application to the subdivision for 12 months after the DCC Bylaw is adopted. As such, if the subdivision is approved during the 12 months' in-stream protection period, no DCC rates apply. This only applies in cases where DCCs are levied at subdivision.

OR

2. Pursuant to section 568 of the *LGA* (building permits).

   The new DCC Bylaw is not applicable to a construction, alteration, or extension if: (a) a building permit is issued within 12 months of the new DCC Bylaw adoption, AND (b) either a building permit application, a development permit application or a rezoning application associated with the construction (defined as "precursor application") is in-stream when the new DCC Bylaw is adopted, and the applicable application fee has been paid. The development authorized by the building permit must be entirely within the area subject to the precursor application.

The above is a summary of sections 511 and 568 of the *LGA* and not an interpretation or an explanation of these sections. Developers are responsible for complying with all applicable laws and bylaws and seeking legal advice as needed.

Note: One year in-stream protection is based on the adoption date of the DCC bylaw, not the effective date.

4.6 REBATES AND CREDITS

The Township's Council Policy 07-354 (Development Cost Charges) and Council Policy 07-353 (Latecomer) guide staff in the collection of DCCs and the use of DCC credits and rebates as stipulated in the *LGA* and referenced in the Best Practices Guide.

4.7 DCC MONITORING AND ACCOUNTING

In order to monitor the DCC Program, the Township should enter all the projects contained in the DCC program into its tracking system. The tracking system would monitor the status of the project from the conceptual stage through to its final construction. The tracking system would include information about the estimated costs, the actual construction costs, and the funding sources for the projects. The construction costs would be based on the tender prices received, and the land costs based on the actual price of utility areas and or other land and improvements required for servicing purposes. The tracking system would indicate when projects are completed, their actual costs, and would include new projects that are added to the program.

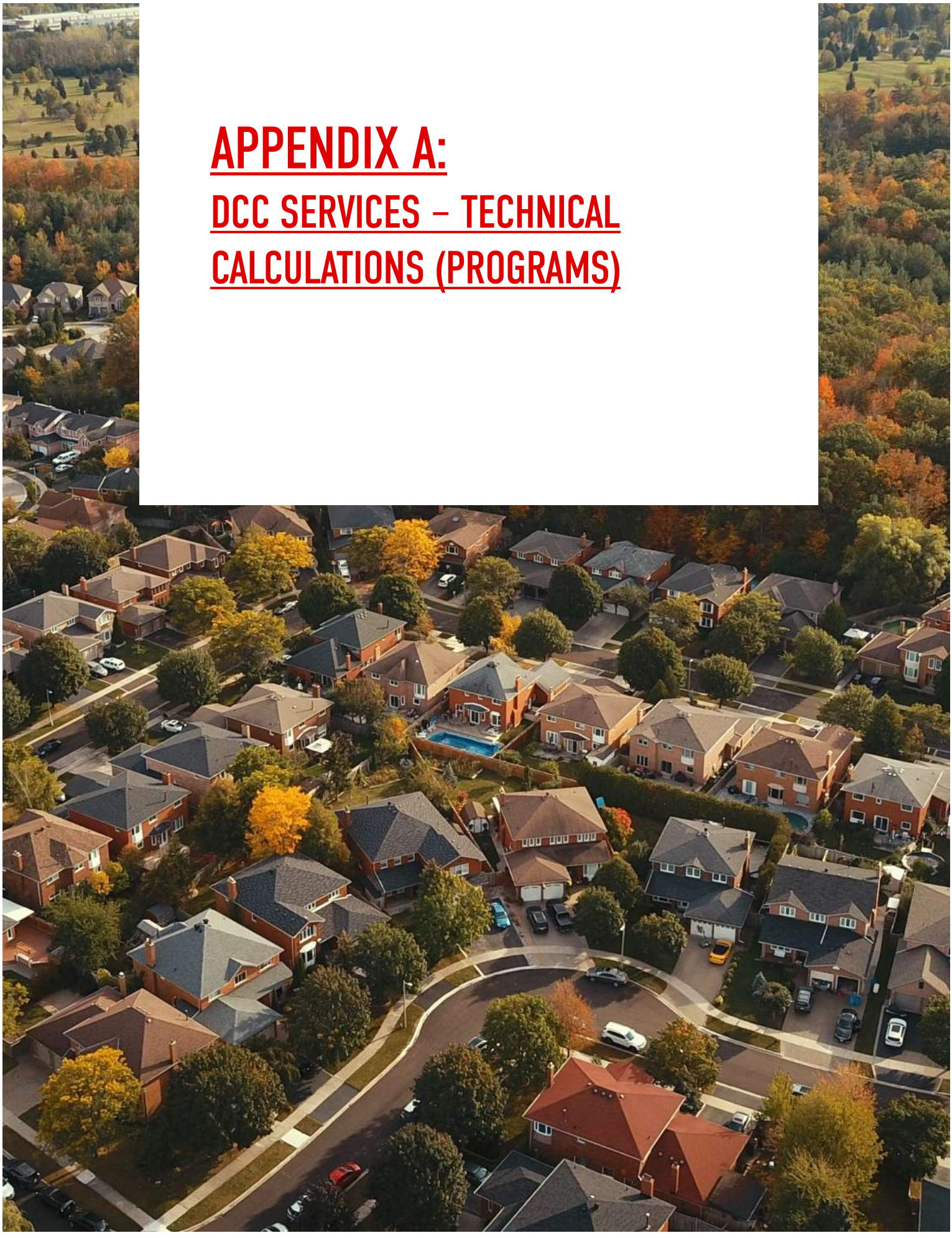
4.8 DCC REVIEWS AND UPDATES

To keep the DCC program as current as possible, the Township should review its program annually. Based on its annual review, the Township may make minor amendments to the DCC rates. The Township should apply a CPI inflation factor, as permitted by the legislation, annually (to a maximum of 4 years). Typically, a major amendment to the DCC program and rates is recommended every 5 years.

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APPENDIX A:

DCC SERVICES – TECHNICAL CALCULATIONS (PROGRAMS)



TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 001	16 Ave & 196 St	Traffic Signal	Eligible for TransLink	$ 936,000.00	100%	$936,000	$9,360	$926,640	$ 9,360.00
26 R 002	16 Ave; 196 St - 198 St	Urban Road Construction	Eligible for TransLink	$ 6,846,000.00	100%	$6,846,000	$68,460	$6,777,540	$ 68,460.00
26 R 003	16 Ave; 198 St - 200 St	Rural Road Construction	Eligible for TransLink	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 R 004	16 Ave & 200 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 005	16 Ave; 200 St - 208 St	Rural Road Construction	Eligible for TransLink	$ 15,029,000.00	100%	$15,029,000	$150,290	$14,878,710	$ 150,290.00
26 R 006	16 Ave & 208 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 007	16 Ave; 208 St - 216 St	Rural Road Construction	Eligible for TransLink	$ 14,967,000.00	100%	$14,967,000	$149,670	$14,817,330	$ 149,670.00
26 R 008	16 Ave & 216 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 009	16 Ave; 216 St - 224 St	Rural Road Construction	Eligible for TransLink	$ 14,412,000.00	100%	$14,412,000	$144,120	$14,267,880	$ 144,120.00
26 R 010	16 Ave & 224 St	Traffic Signal	Eligible for TransLink	$ 936,000.00	100%	$936,000	$9,360	$926,640	$ 9,360.00
26 R 011	16 Ave; 224 St - 232 St	Rural Road Construction	Eligible for TransLink	$ 14,703,000.00	100%	$14,703,000	$147,030	$14,555,970	$ 147,030.00
26 R 012	16 Ave; 232 St - 240 St	Rural Road Construction	Eligible for TransLink	$ 15,082,000.00	100%	$15,082,000	$150,820	$14,931,180	$ 150,820.00
26 R 013	16 Ave; 240 St - 246 St	Rural Road Construction	Eligible for TransLink	$ 15,293,000.00	100%	$15,293,000	$152,930	$15,140,070	$ 152,930.00
26 R 014	16 Ave; 250 St - 256 St	Rural Road Construction	Eligible for TransLink	$ 15,049,000.00	100%	$15,049,000	$150,490	$14,898,510	$ 150,490.00
26 R 015	16 Ave & 256 St	Traffic Signal	Eligible for TransLink	$ 936,000.00	100%	$936,000	$9,360	$926,640	$ 9,360.00
26 R 016	16 Ave; 256 St - 264 St	Rural Road Construction	Eligible for TransLink	$ 14,996,000.00	100%	$14,996,000	$149,960	$14,846,040	$ 149,960.00
26 R 017	16 Ave; 264 St - 272 St	Rural Road Construction	Eligible for TransLink	$ 14,781,000.00	100%	$14,781,000	$147,810	$14,633,190	$ 147,810.00
26 R 018	16 Ave; 272 St - 276 St	Rural Road Construction	Eligible for TransLink	$ 7,383,000.00	100%	$7,383,000	$73,830	$7,309,170	$ 73,830.00
26 R 019	24 Ave & 196 St	Traffic Signal		$ 367,000.00	100%	$367,000	$3,670	$363,330	$ 3,670.00
26 R 020	24 Ave; 196 St - 200 St	Urban Road Construction		$ 5,860,000.00	100%	$5,860,000	$58,600	$5,801,400	$ 58,600.00
26 R 021	24 Ave & 198 St	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 022	24 Ave; 200 St - 208 St	Urban Road Construction		$ 9,636,000.00	100%	$9,636,000	$96,360	$9,539,640	$ 96,360.00
26 R 023	24 Ave & 202 St	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 024	24 Ave & 204 St	Expand Existing Bridge		$ 6,804,000.00	50%	$3,402,000	$34,020	$3,367,980	$ 3,436,020.00
26 R 025	24 Ave & 204A St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 026	24 Ave & 206 St	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 027	32 Ave & 196 St	Traffic Signal	Eligible for TransLink	$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 028	32 Ave; 196 St - 200 St	Urban Road Construction	Eligible for TransLink	$ 4,800,000.00	100%	$4,800,000	$48,000	$4,752,000	$ 48,000.00
26 R 029	32 Ave & 198 St	Traffic Signal	Eligible for TransLink	$ 334,000.00	100%	$334,000	$3,340	$330,660	$ 3,340.00
26 R 030	32 Ave; 200 St - 204 St	Urban Road Construction		$ 4,852,000.00	100%	$4,852,000	$48,520	$4,803,480	$ 48,520.00
26 R 031	32 Ave & 201 St	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 032	32 Ave & 202 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 033	32 Ave & 204 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 034	32 Ave; 204 St - 205 St	Urban Road Construction		$ 1,517,000.00	100%	$1,517,000	$15,170	$1,501,830	$ 15,170.00
26 R 035	32 Ave & 205 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 036	32 Ave; 205 St - 208 St	Urban Road Construction		$ 3,435,000.00	100%	$3,435,000	$34,350	$3,400,650	$ 34,350.00
26 R 037	32 Ave & 207 St	Bridge		$ 10,206,000.00	75%	$7,654,500	$76,545	$7,577,955	$ 2,628,045.00
26 R 038	32 Ave; 208 St - 210 St	Urban Road Construction		$ 2,665,000.00	100%	$2,665,000	$26,650	$2,638,350	$ 26,650.00
26 R 039	32 Ave & 210 St	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 040	32 Ave; 210 St - 216 St	Rural Road Construction		$ 11,392,000.00	100%	$11,392,000	$113,920	$11,278,080	$ 113,920.00
26 R 041	36 Ave & 196 St	Traffic Signal		$ 334,000.00	100%	$334,000	$3,340	$330,660	$ 3,340.00
26 R 042	36 Ave; 196 St - 200 St	Urban Road Construction		$ 1,734,000.00	100%	$1,734,000	$17,340	$1,716,660	$ 17,340.00
26 R 043	36 Ave & 198 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 044	36 Ave; 200 St - 208 St	Urban Road Construction		$ 3,467,000.00	100%	$3,467,000	$34,670	$3,432,330	$ 34,670.00
26 R 045	36 Ave & 204 St	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 046	36 Ave & 205 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 047	40 Ave; 200 St - 208 St	Urban Road Construction		$ 3,472,000.00	100%	$3,472,000	$34,720	$3,437,280	$ 34,720.00
26 R 048	40 Ave & 204 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 049	40 Ave; 208 St - 212 St	Urban Road Construction		$ 1,745,000.00	100%	$1,745,000	$17,450	$1,727,550	$ 17,450.00
26 R 050	40 Ave & 212 St	Roundabout		$ 235,000.00	100%	$235,000	$2,350	$232,650	$ 2,350.00
26 R 051	40 Ave; 212 St - 216 St	Urban Road Construction		$ 2,876,000.00	100%	$2,876,000	$28,760	$2,847,240	$ 28,760.00
26 R 052	44 Ave; 219 St - 222 St	Urban Road Construction		$ 4,641,000.00	100%	$4,641,000	$46,410	$4,594,590	$ 46,410.00
26 R 053	47 Ave; 224 St - 228 St	Urban Road Construction		$ 678,000.00	100%	$678,000	$6,780	$671,220	$ 6,780.00
26 R 054	48 Ave; 210 St - 216 St	Shoulder Widening or Sidewalk		$ 1,823,000.00	100%	$1,823,000	$18,230	$1,804,770	$ 18,230.00
26 R 055	48 Ave; 216 St - 219 St	Urban Road Construction		$ 3,451,000.00	100%	$3,451,000	$34,510	$3,416,490	$ 34,510.00
26 R 056	56 Ave; 213A St - 216 St	Urban Road Construction		$ 10,178,000.00	100%	$10,178,000	$101,780	$10,076,220	$ 101,780.00
26 R 057	56 Ave & 224 St	Traffic Signal		$ 1,511,000.00	100%	$1,511,000	$15,110	$1,495,890	$ 15,110.00
26 R 058	56 Ave & 240 St	Traffic Signal		$ 1,511,000.00	100%	$1,511,000	$15,110	$1,495,890	$ 15,110.00
26 R 059	56 Ave & 268 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 060	56 Ave & 275 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 061	56 Ave & Clovermeadow Cres	Traffic Signal		$ 830,000.00	100%	$830,000	$8,300	$821,700	$ 8,300.00
26 R 062	62 Ave; 200 St - 202 St	Urban Road Construction		$ 8,259,000.00	100%	$8,259,000	$82,590	$8,176,410	$ 82,590.00
26 R 063	62 Ave & 201 St	Traffic Signal	Up to 50% City of Langley	$ 334,000.00	100%	$334,000	$3,340	$330,660	$ 3,340.00
26 R 064	62 Ave; 202 St - 204 St	Urban Road Construction	Up to 50% City of Langley	$ 2,966,500.00	100%	$2,966,500	$29,665	$2,936,835	$ 29,665.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

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	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 065	62 Ave & 203 St	Expand Existing Signal	Up to 50% City of Langley	$ 234,000.00	100%	$234,000	$2,340	$231,660	$ 2,340.00
26 R 066	62 Ave; 204 St - Mufford Cres	Urban Road Construction	Up to 50% City of Langley	$ 1,594,500.00	100%	$1,594,500	$15,945	$1,578,555	$ 15,945.00
26 R 067	72 Ave; 202 St - 204 St	Urban Road Construction		$ 6,672,000.00	100%	$6,672,000	$66,720	$6,605,280	$ 66,720.00
26 R 068	72 Ave & 204 St	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 069	72 Ave; 204 St - 210 St	Urban Road Construction		$ 32,976,000.00	100%	$32,976,000	$329,760	$32,646,240	$ 329,760.00
26 R 070	72 Ave & 206 St	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 071	72 Ave; 210 St - Smith Cres	Urban Road Construction		$ 2,119,000.00	100%	$2,119,000	$21,190	$2,097,810	$ 21,190.00
26 R 072	72 Ave & Smith Cres	Traffic Signal		$ 818,000.00	100%	$818,000	$8,180	$809,820	$ 8,180.00
26 R 073	80 Ave & 196 St	Traffic Signal		$ 397,000.00	100%	$397,000	$3,970	$393,030	$ 3,970.00
26 R 074	80 Ave; 196 St - 200 St	Urban Road Construction		$ 5,982,000.00	100%	$5,982,000	$59,820	$5,922,180	$ 59,820.00
26 R 075	80 Ave & 197 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 076	80 Ave & 199 St	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 077	80 Ave; 200 St - 202A St	Urban Road Construction		$ 13,293,000.00	100%	$13,293,000	$132,930	$13,160,070	$ 132,930.00
26 R 078	80 Ave; 202A St - 204 St	Urban Road Construction		$ 8,170,000.00	100%	$8,170,000	$81,700	$8,088,300	$ 81,700.00
26 R 079	80 Ave & 204 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 080	80 Ave; 212 St - 214 St	Urban Road Construction		$ 3,495,000.00	100%	$3,495,000	$34,950	$3,460,050	$ 34,950.00
26 R 081	80 Ave; 213 St - 214 St	Urban Road Construction		$ 1,417,000.00	100%	$1,417,000	$14,170	$1,402,830	$ 14,170.00
26 R 082	80 Ave & 214 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 083	80 Ave; 214 St - 216 St	Urban Road Construction		$ 4,293,000.00	100%	$4,293,000	$42,930	$4,250,070	$ 42,930.00
26 R 084	80 Ave & 216 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 085	80 Ave; 216 St - EB dual LT	Urban Road Construction		$ 1,425,000.00	100%	$1,425,000	$14,250	$1,410,750	$ 14,250.00
26 R 086	86 Ave & 196 St	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 087	86 Ave; 196 St - 200 St	Urban Road Construction		$ 4,917,000.00	100%	$4,917,000	$49,170	$4,867,830	$ 49,170.00
26 R 088	86 Ave & 198A St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 089	86 Ave & 198A St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 090	86 Ave & 199 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 091	86 Ave; 200 St - 202 St	Urban Road Construction		$ 2,751,000.00	100%	$2,751,000	$27,510	$2,723,490	$ 27,510.00
26 R 092	86 Ave & 201 St	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 093	86 Ave & 202 St	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 094	86 Ave; 202 St - 204 St	Urban Road Construction		$ 716,000.00	100%	$716,000	$7,160	$708,840	$ 7,160.00
26 R 095	86 Ave & 203 St	Pedestrian Signal		$ 340,000.00	100%	$340,000	$3,400	$336,600	$ 3,400.00
26 R 096	86 Ave & 203A St	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

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	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 097	86 Ave & 204 St	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 098	88 Ave & 196 St	Traffic Signal		$ 334,000.00	100%	$334,000	$3,340	$330,660	$ 3,340.00
26 R 099	88 Ave; 196 St - 200 St	Urban Road Construction		$ 3,756,000.00	100%	$3,756,000	$37,560	$3,718,440	$ 37,560.00
26 R 100	88 Ave & 198 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 101	91 Ave & E Munday Ck	Pedestrian Bridge		$ 1,701,000.00	100%	$1,701,000	$17,010	$1,683,990	$ 17,010.00
26 R 102	96 Ave; 204 St - 208 St	Urban Road Construction		$ 5,876,000.00	100%	$5,876,000	$58,760	$5,817,240	$ 58,760.00
26 R 103	96 Ave; 208 St - 216 St	Urban Road Construction		$ 11,802,000.00	100%	$11,802,000	$118,020	$11,683,980	$ 118,020.00
26 R 104	96 Ave & 210 St	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 105	96 Ave & 213 St	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 106	96 Ave & 216 St	Intersection Improvements & Signal		$ 1,426,000.00	100%	$1,426,000	$14,260	$1,411,740	$ 14,260.00
26 R 107	196 St & 20 Ave	Roundabout	Up to 50% City of Surrey	$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 108	196 St & 28 Ave	Traffic Signal or Roundabout	Up to 50% City of Surrey	$ 680,000.00	100%	$680,000	$6,800	$673,200	$ 6,800.00
26 R 109	196 St & 30 Ave	Traffic Signal or Roundabout	Up to 50% City of Surrey	$ 680,000.00	100%	$680,000	$6,800	$673,200	$ 6,800.00
26 R 110	196 St & 33A Ave	Traffic Signal or Roundabout	Up to 50% City of Surrey	$ 680,000.00	100%	$680,000	$6,800	$673,200	$ 6,800.00
26 R 111	196 St & 40 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 112	196 Ave; 64 Ave - 68 Ave	Urban Road Construction	Cost Share with other parties. This is TOL portion. ~25%	$ 4,816,000.00	100%	$4,816,000	$48,160	$4,767,840	$ 48,160.00
26 R 113	196 St; 64 Ave - Willowbrook Dr	Urban Road Construction		$ 1,810,000.00	100%	$1,810,000	$18,100	$1,791,900	$ 18,100.00
26 R 114	196 St & 68 Ave	Traffic Signal	Up to 50% City of Surrey	$ 334,000.00	100%	$334,000	$3,340	$330,660	$ 3,340.00
26 R 115	196 Ave; 68 Ave - 72 Ave	Urban Road Construction	Cost Share with other parties. This is TOL portion. ~25%	$ 4,837,000.00	100%	$4,837,000	$48,370	$4,788,630	$ 48,370.00
26 R 116	196 St & 70 Ave	Traffic Signal	Up to 50% City of Surrey	$ 334,000.00	100%	$334,000	$3,340	$330,660	$ 3,340.00
26 R 117	196 St & 74B Ave	Roundabout	Up to 50% City of Surrey	$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 118	196 St & 76 Ave	Roundabout	Up to 50% City of Surrey	$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 119	196 St & 83 Ave	Roundabout	Up to 50% City of Surrey	$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 120	196 St & 87 Ave	Roundabout	Up to 50% City of Surrey	$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 121	197 St & 74B Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 122	197 St & 76 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 123	197 St & 78 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 124	198 St & 83 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 125	198 St & 87 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 126	198A St & 82 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 127	198B St & 72 Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 128	198B St & 74B Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 129	198B St & 76 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 130	198B St & 77 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 131	199 St & 64 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 132	199 St & 77 Ave	Bridge		$ 5,103,000.00	100%	$5,103,000	$51,030	$5,051,970	$ 51,030.00
26 R 133	199 St & 78 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 134	199 St & 81A Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 135	199 St & 82 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 136	200 St; 16 Ave - 20 Ave	Rural Road Construction	Eligible for TransLink	$ 7,462,000.00	100%	$7,462,000	$74,620	$7,387,380	$ 74,620.00
26 R 137	200 St & 20 Ave	Traffic Signal	Eligible for TransLink	$ 818,000.00	100%	$818,000	$8,180	$809,820	$ 8,180.00
26 R 138	200 St; 20 Ave - 24 Ave	Urban Road Construction	Eligible for TransLink	$ 4,788,000.00	100%	$4,788,000	$47,880	$4,740,120	$ 47,880.00
26 R 139	200 St & 22 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 140	200 St & 24 Ave	Traffic Signal	Eligible for TransLink	$ 873,000.00	100%	$873,000	$8,730	$864,270	$ 8,730.00
26 R 141	200 St; 24 Ave - 28 Ave	Urban Road Construction	Eligible for TransLink	$ 4,810,000.00	100%	$4,810,000	$48,100	$4,761,900	$ 48,100.00
26 R 142	200 St & 26 Ave	Expand Existing Bridge	Eligible for TransLink	$ 8,505,000.00	100%	$8,505,000	$85,050	$8,419,950	$ 85,050.00
26 R 143	200 St & 28 Ave	Traffic Signal	Eligible for TransLink	$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 144	200 St; 28 Ave - 32 Ave	Urban Road Construction	Eligible for TransLink	$ 4,805,000.00	100%	$4,805,000	$48,050	$4,756,950	$ 48,050.00
26 R 145	200 St & 30 Ave	Traffic Signal	Eligible for TransLink	$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 146	200 St & 32 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 147	200 St; 32 Ave - 36 Ave	Urban Road Construction	Eligible for TransLink	$ 4,816,000.00	100%	$4,816,000	$48,160	$4,767,840	$ 48,160.00
26 R 148	200 St & 33A Ave	Traffic Signal	Eligible for TransLink	$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 149	200 St & 35 Ave	Traffic Signal	Eligible for TransLink	$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 150	200 St & 36 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 151	200 St; 36 Ave - 44A Ave	Urban Road Construction	Eligible for TransLink	$ 5,854,000.00	100%	$5,854,000	$58,540	$5,795,460	$ 58,540.00
26 R 152	200 St & 38 Ave	Intersection Improvements	Eligible for TransLink	$ 1,001,000.00	100%	$1,001,000	$10,010	$990,990	$ 10,010.00
26 R 153	200 St & 64 Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 154	200 St; 64 Ave - 66 ave	Special Arterial Widening	Eligible for TransLink	$ 2,901,000.00	100%	$2,901,000	$29,010	$2,871,990	$ 29,010.00
26 R 155	200 St & 66 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 156	200 St; 66 Ave - 68 Ave	Special Arterial Widening	Eligible for TransLink	$ 5,565,000.00	100%	$5,565,000	$55,650	$5,509,350	$ 55,650.00
26 R 157	200 St; 68 Ave - 70 Ave	Special Arterial Widening	Eligible for TransLink	$ 2,747,000.00	100%	$2,747,000	$27,470	$2,719,530	$ 27,470.00
26 R 158	200 St; 70 Ave - 72 Ave	Median Work	Eligible for TransLink	$ 2,756,000.00	100%	$2,756,000	$27,560	$2,728,440	$ 27,560.00
26 R 159	200 St; 72 Ave - 76 Ave	Special Arterial Widening	Eligible for TransLink	$ 11,592,000.00	100%	$11,592,000	$115,920	$11,476,080	$ 115,920.00
26 R 160	200 St & 74 Ave	Traffic Signal	Eligible for TransLink	$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 161	200 St & 76 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 162	200 St; 76 Ave - 80 Ave	Special Arterial Widening	Eligible for TransLink	$ 11,688,000.00	100%	$11,688,000	$116,880	$11,571,120	$ 116,880.00
26 R 163	200 St & 78 Ave	Pedestrian Signal	Eligible for TransLink	$ 340,000.00	100%	$340,000	$3,400	$336,600	$ 3,400.00
26 R 164	200 St & 80 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 165	200 St; 80 Ave - 82 Ave	Special Arterial Widening	Eligible for TransLink	$ 3,495,000.00	100%	$3,495,000	$34,950	$3,460,050	$ 34,950.00
26 R 166	200 St & 82 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 167	200 St; 82 Ave - 84 Ave	Special Arterial Widening	Eligible for TransLink	$ 2,923,000.00	100%	$2,923,000	$29,230	$2,893,770	$ 29,230.00
26 R 168	200 St & 84 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 169	200 St; City - Willowbrook Dr	Special Arterial Widening	Eligible for TransLink	$ 1,049,000.00	100%	$1,049,000	$10,490	$1,038,510	$ 10,490.00
26 R 170	200 St & Willowbrook Dr	Intersection Improvements & Signal	Eligible for TransLink	$ 680,000.00	100%	$680,000	$6,800	$673,200	$ 6,800.00
26 R 171	200 St; Willowbrook Dr - 64 Ave	Special Arterial Widening	Eligible for TransLink	$ 1,796,000.00	100%	$1,796,000	$17,960	$1,778,040	$ 17,960.00
26 R 172	201 St & 66 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 173	201 St & 74B Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 174	201 St & 76 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 175	201 St & 82 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 176	201 St & 83 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 177	201 St & 84 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 178	201 St & 85 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 179	202 St & 28 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 180	202 St & 30 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 181	202 / 202A St; 80 Ave - 81 Ave	Urban Road Construction		$ 2,312,000.00	100%	$2,312,000	$23,120	$2,288,880	$ 23,120.00
26 R 182	202 St & 81 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 183	202 St; 81 Ave - 84 Ave	Urban Road Construction		$ 3,298,000.00	100%	$3,298,000	$32,980	$3,265,020	$ 32,980.00
27 R 184	202 St & 82B Ave	Intersection Improvements		$ 252,000.00	100%	$252,000	$2,520	$249,480	$ 2,520.00
26 R 185	202 St & 84 Ave	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 186	202 St; 84 Ave - 85 Ave	Urban Road Construction		$ 2,163,000.00	100%	$2,163,000	$21,630	$2,141,370	$ 21,630.00
26 R 187	202 St & 85 Ave	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 188	202 St; 85 Ave - 86 Ave	Urban Road Construction		$ 3,102,000.00	100%	$3,102,000	$31,020	$3,070,980	$ 31,020.00
26 R 189	202 St; 86 Ave - 88 Ave	Urban Road Construction		$ 1,805,000.00	100%	$1,805,000	$18,050	$1,786,950	$ 18,050.00
26 R 190	202 St & 92A Ave	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 191	202A St; 72 Ave - 76 Ave	Urban Road Construction		$ 19,023,000.00	100%	$19,023,000	$190,230	$18,832,770	$ 190,230.00
26 R 192	202A St & 74B Ave	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 193	202A St & 76 Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 194	202A St; 76 Ave - 80 Ave	Urban Road Construction		$ 19,349,000.00	100%	$19,349,000	$193,490	$19,155,510	$ 193,490.00
26 R 195	202A St & 77 Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 196	202A St & 79 Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 197	202B St; 68 Ave - 72 Ave	Urban Road Construction		$ 3,446,000.00	100%	$3,446,000	$34,460	$3,411,540	$ 34,460.00
26 R 198	203 St; 62 Ave - 64 Ave	Urban Road Construction		$ 6,939,000.00	100%	$6,939,000	$69,390	$6,869,610	$ 69,390.00
26 R 199	203 St & 64 Ave	Intersection Improvements & Signal		$ 1,701,000.00	100%	$1,701,000	$17,010	$1,683,990	$ 17,010.00
26 R 200	203 St; 64 Ave - 66 Ave	Urban Road Construction		$ 3,984,000.00	100%	$3,984,000	$39,840	$3,944,160	$ 39,840.00
26 R 201	203 St & 65 Ave	Intersection Improvements & Signal		$ 1,701,000.00	100%	$1,701,000	$17,010	$1,683,990	$ 17,010.00
26 R 202	203 St & 66 Ave	Intersection Improvements & Signal		$ 1,701,000.00	100%	$1,701,000	$17,010	$1,683,990	$ 17,010.00
26 R 203	203 St; 66 Ave - 66A Ave	Urban Road Construction		$ 1,939,000.00	100%	$1,939,000	$19,390	$1,919,610	$ 19,390.00
26 R 204	203 St; 66A Ave - 68 Ave	Urban Road Construction		$ 1,443,000.00	100%	$1,443,000	$14,430	$1,428,570	$ 14,430.00
26 R 205	203 St; Langley Bypass - 62 Ave	Road Improvements	w/ City of Langley	$ 5,915,000.00	100%	$5,915,000	$59,150	$5,855,850	$ 59,150.00
26 R 206	204 St & 28 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 207	204 St; 32 Ave - 36 Ave	Urban Road Construction		$ 6,075,000.00	100%	$6,075,000	$60,750	$6,014,250	$ 60,750.00
26 R 208	204 St & 42 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 209	204 St & 44 Ave	Roundabout	Cost Share with other parties. This is TOL portion	$ 43,000.00	100%	$43,000	$430	$42,570	$ 430.00
26 R 210	204 St & 66 Ave	Intersection Improvements		$ 130,000.00	100%	$130,000	$1,300	$128,700	$ 1,300.00
26 R 211	204 St & 70 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 212	204 St & 73A Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 213	204 St & 74B Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 214	204 St & 76 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 215	204 St & 78 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 216	204 St; 86 Ave - 88 Ave	Urban Road Construction		$ 2,567,000.00	100%	$2,567,000	$25,670	$2,541,330	$ 25,670.00
26 R 217	204 St & Anderson Ck.	Bridge		$ 8,505,000.00	100%	$8,505,000	$85,050	$8,419,950	$ 85,050.00
26 R 218	205 St; 32 Ave - 36 Ave	Urban Road Construction		$ 1,569,000.00	100%	$1,569,000	$15,690	$1,553,310	$ 15,690.00
26 R 219	205 St & 73A Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 220	205 St & 74B Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 221	205 St & Anderson Ck.	Expand Existing Bridge		$ 8,505,000.00	100%	$8,505,000	$85,050	$8,419,950	$ 85,050.00
26 R 222	206 St & 28 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 223	206 St & 68 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 224	206 St & 70 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 225	206 St & 73A Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 226	206 St & 74B Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 227	206 St & 76 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 228	206 St & 78 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 229	206A St & 73A Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 230	207 St & 68 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 231	207 St & 70 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 232	208 St; 16 St - 20 Ave	Rural Road Construction		$ 7,446,000.00	100%	$7,446,000	$74,460	$7,371,540	$ 74,460.00
26 R 233	208 St & 20 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 234	208 St; 20 Ave - 24 Ave	Urban Road Construction		$ 9,769,000.00	100%	$9,769,000	$97,690	$9,671,310	$ 97,690.00
26 R 235	208 St & 24 Ave	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 236	208 St; 24 Ave - 32 Ave	Urban Road Construction		$ 19,627,000.00	100%	$19,627,000	$196,270	$19,430,730	$ 196,270.00
26 R 237	208 St & 28 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 238	208 St & 32 Ave	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 239	208 St; 32 Ave - 36 Ave	Urban Road Construction		$ 4,827,000.00	100%	$4,827,000	$48,270	$4,778,730	$ 48,270.00
26 R 240	208 St & 34A Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 241	208 St & 36 Ave	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 242	208 St; 36 Ave - 40 Ave	Urban Road Construction		$ 4,763,000.00	100%	$4,763,000	$47,630	$4,715,370	$ 47,630.00
26 R 243	208 St & 37A Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 244	208 St & 40 Ave	Intersection Improvements & Signal		$ 340,000.00	100%	$340,000	$3,400	$336,600	$ 3,400.00
26 R 245	208 St; 40 Ave - 44 Ave	Urban Road Construction		$ 4,853,000.00	100%	$4,853,000	$48,530	$4,804,470	$ 48,530.00
26 R 246	208 St & 42 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 247	208 St & 44 Ave	Expand Existing Signal	Cost Share with other parties. This is TOL portion	$ 319,000.00	100%	$319,000	$3,190	$315,810	$ 3,190.00
26 R 248	208 St & 73A Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 249	208 St; 76 Ave - 77A Ave	Urban Road Construction		$ 1,642,000.00	100%	$1,642,000	$16,420	$1,625,580	$ 16,420.00
26 R 250	208 St; 77A Ave - 80 Ave	Urban Road Construction		$ 3,205,000.00	100%	$3,205,000	$32,050	$3,172,950	$ 32,050.00
26 R 251	208 St & 80 Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 252	208 St; 80 Ave - 82 Ave	Urban Road Construction		$ 2,915,000.00	100%	$2,915,000	$29,150	$2,885,850	$ 29,150.00
26 R 253	208 St & 82 Ave	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 254	208 St; 82 Ave - 84 Ave	Urban Road Construction		$ 3,082,000.00	100%	$3,082,000	$30,820	$3,051,180	$ 30,820.00
26 R 255	209 St & 76 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 256	209A St & 73A Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 257	212 Conn & 78 Ave	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 258	212 Conn; 78 Ave - 80 Ave	Urban Road Construction		$ 8,997,000.00	100%	$8,997,000	$89,970	$8,907,030	$ 89,970.00
26 R 259	212 Conn & 210 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 260	212 Conn; 210 St - 77A Ave	Urban Road Construction		$ 20,454,000.00	100%	$20,454,000	$204,540	$20,249,460	$ 204,540.00
26 R 261	213 St & 78 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 262	214 St & 78 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 263	214 St & 79 Ave	Roundabout		$ 85,000.00	100%	$85,000	$850	$84,150	$ 850.00
26 R 264	214 St; 81 Ave - 82 Ave	Urban Road Construction		$ 66,000.00	100%	$66,000	$660	$65,340	$ 660.00
26 R 265	216 St; 16 Ave - 24 Ave	Rural Road Construction - Pave Shoulders		$ 6,140,000.00	100%	$6,140,000	$61,400	$6,078,600	$ 61,400.00
26 R 266	216 St & 24 Ave	Traffic Signal or Roundabout		$ 830,000.00	100%	$830,000	$8,300	$821,700	$ 8,300.00
26 R 267	216 St; 24 Ave - 32 Ave	Rural Road Construction - Pave Shoulders		$ 11,698,000.00	100%	$11,698,000	$116,980	$11,581,020	$ 116,980.00
26 R 268	216 St & 32 Ave	Traffic Signal or Roundabout		$ 830,000.00	100%	$830,000	$8,300	$821,700	$ 8,300.00
26 R 269	216 St; 32 Ave - 40 Ave	Rural Road Construction - Pave Shoulders		$ 11,839,000.00	100%	$11,839,000	$118,390	$11,720,610	$ 118,390.00
26 R 270	216 St & 40 Ave	Traffic Signal or Roundabout		$ 830,000.00	100%	$830,000	$8,300	$821,700	$ 8,300.00
26 R 271	216 St; 40 Ave - 44 Ave	Rural Road Construction - Pave Shoulders		$ 5,884,000.00	100%	$5,884,000	$58,840	$5,825,160	$ 58,840.00
26 R 272	216 St & 44 Ave	Traffic Signal or Roundabout		$ 830,000.00	100%	$830,000	$8,300	$821,700	$ 8,300.00
26 R 273	216 St; 44 Ave - 48 Ave	Urban Road Construction		$ 14,772,000.00	100%	$14,772,000	$147,720	$14,624,280	$ 147,720.00
26 R 274	216 St; 52 Ave - 56 Ave	Urban Road Construction	Eligible for TransLink	$ 5,069,000.00	100%	$5,069,000	$50,690	$5,018,310	$ 50,690.00
26 R 275	216 St & 56 Ave	Expand Existing Signal	Eligible for TransLink	$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 276	216 St; 56 Ave - 64 Ave	Rural Road Construction	Eligible for TransLink	$ 15,569,000.00	100%	$15,569,000	$155,690	$15,413,310	$ 155,690.00
26 R 277	216 St; 64 Ave - 6700 Block	Rural Road Construction	Eligible for TransLink	$ 4,623,000.00	100%	$4,623,000	$46,230	$4,576,770	$ 46,230.00
26 R 278	216 St & 76 Ave	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 279	216 St; 76 Ave - 78 Ave	Urban Road Construction		$ 4,835,000.00	100%	$4,835,000	$48,350	$4,786,650	$ 48,350.00
26 R 280	216 St & 78 Ave	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 281	216 St; 78 Ave - 80 Ave	Urban Road Construction		$ 3,603,000.00	100%	$3,603,000	$36,030	$3,566,970	$ 36,030.00
26 R 282	216 St; 80 Ave - NB dual LT	Urban Road Construction		$ 1,556,000.00	100%	$1,556,000	$15,560	$1,540,440	$ 15,560.00
26 R 283	216 St & 81 Ave	Traffic Signal		$ 735,000.00	100%	$735,000	$7,350	$727,650	$ 7,350.00
26 R 284	216 St; 88 Ave - 96 Ave	Corridor Improvements		$ 5,030,000.00	100%	$5,030,000	$50,300	$4,979,700	$ 50,300.00
26 R 285	216 St; 6700 Block - Glover Rd	Urban Road Construction	Eligible for TransLink	$ 2,328,000.00	100%	$2,328,000	$23,280	$2,304,720	$ 23,280.00
26 R 286	216 St; Glover Rd - 76 Ave	Rural Road Construction		$ 11,720,000.00	100%	$11,720,000	$117,200	$11,602,800	$ 117,200.00
26 R 287	232 St & 48 Ave	Intersection Improvements & Signal	Eligible for TransLink	$ 680,000.00	100%	$680,000	$6,800	$673,200	$ 6,800.00
26 R 288	232 St & Rawlison Cres	Intersection Improvements & Signal		$ 7,748,000.00	100%	$7,748,000	$77,480	$7,670,520	$ 77,480.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 289	239 St; 40 Ave - Fraser Hwy	Urban Road Construction		$ 1,329,000.00	100%	$1,329,000	$13,290	$1,315,710	$ 13,290.00
26 R 290	240 St; 86 Ave - 87 Ave	Rural Road Construction		$ 3,442,000.00	100%	$3,442,000	$34,420	$3,407,580	$ 34,420.00
26 R 291	240 St; 88 Ave - 89 Ave	Rural Road Construction		$ 4,442,000.00	100%	$4,442,000	$44,420	$4,397,580	$ 44,420.00
26 R 292	240 St & Rawlison Cres	Intersection Improvements		$ 3,948,000.00	100%	$3,948,000	$39,480	$3,908,520	$ 39,480.00
26 R 293	240 St & River Rd	Intersection Improvements		$ 1,166,000.00	100%	$1,166,000	$11,660	$1,154,340	$ 11,660.00
26 R 294	260 St & 29 Ave	Intersection Improvements		$ 680,000.00	100%	$680,000	$6,800	$673,200	$ 6,800.00
26 R 295	264 St & 24 Ave	Intersection Improvements & Signal		$ 882,000.00	100%	$882,000	$8,820	$873,180	$ 8,820.00
26 R 296	264 St & 26 Ave	Intersection Improvements & Signal		$ 882,000.00	100%	$882,000	$8,820	$873,180	$ 8,820.00
26 R 297	264 St & 29 Ave	Intersection Improvements & Signal		$ 882,000.00	100%	$882,000	$8,820	$873,180	$ 8,820.00
26 R 298	264 St & 30A Ave	Intersection Improvements & Signal		$ 882,000.00	100%	$882,000	$8,820	$873,180	$ 8,820.00
26 R 299	264 St & 35 Ave	Intersection Improvements & Signal		$ 882,000.00	100%	$882,000	$8,820	$873,180	$ 8,820.00
26 R 300	272 St; 8 Ave - 24 Ave	Shoulder Widening or Sidewalk		$ 4,868,000.00	100%	$4,868,000	$48,680	$4,819,320	$ 48,680.00
26 R 301	272 St; 24 Ave - 29 Ave	Shoulder Widening or Sidewalk		$ 1,634,000.00	100%	$1,634,000	$16,340	$1,617,660	$ 16,340.00
26 R 302	272 St & 26 Ave	Intersection Improvements		$ 680,000.00	100%	$680,000	$6,800	$673,200	$ 6,800.00
26 R 303	272 St & 29 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 304	272 St; 29 Ave - Fraser Hwy	Urban Road Construction		$ 552,000.00	100%	$552,000	$5,520	$546,480	$ 5,520.00
26 R 305	272 St; 32 Ave - 36 Ave	Shoulder Widening or Sidewalk		$ 1,211,000.00	100%	$1,211,000	$12,110	$1,198,890	$ 12,110.00
26 R 306	272 St & 35 Ave	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 307	272 St; 35 Ave - 264 St	Shoulder Widening or Sidewalk		$ 6,777,000.00	100%	$6,777,000	$67,770	$6,709,230	$ 67,770.00
26 R 308	272 St; Fraser Hwy - 32 Ave	Urban Road Construction		$ 559,000.00	100%	$559,000	$5,590	$553,410	$ 5,590.00
26 R 309	Crush Cres; 6900 Block - Glover Rd	Urban Road Construction		$ 1,842,000.00	100%	$1,842,000	$18,420	$1,823,580	$ 18,420.00
26 R 310	Crush Cres; Smith Cres - 6900 Block	Rural Road Construction		$ 7,273,000.00	100%	$7,273,000	$72,730	$7,200,270	$ 72,730.00
26 R 311	Fraser Hwy & 221 St	Pedestrian Overpass	Eligible for TransLink	$ 5,103,000.00	100%	$5,103,000	$51,030	$5,051,970	$ 51,030.00
26 R 312	Fraser Hwy & 228 St	Traffic Signal	Eligible for TransLink	$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 313	Fraser Hwy; 23300 Block - 240 St	Urban Road Construction	Eligible for TransLink	$ 38,327,000.00	100%	$38,327,000	$383,270	$37,943,730	$ 383,270.00
26 R 314	Fraser Hwy & 236 Street	Traffic Signal		$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 315	Fraser Hwy & 240 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 316	Fraser Hwy; 240 St - 243 St	Urban Road Construction	Eligible for TransLink	$ 6,421,000.00	100%	$6,421,000	$64,210	$6,356,790	$ 64,210.00
26 R 317	Fraser Hwy & 244 St	Expand Existing Signal		$ 425,000.00	100%	$425,000	$4,250	$420,750	$ 4,250.00
26 R 318	Fraser Hwy; 249 St - 256 St	Urban Road Construction	Eligible for TransLink	$ 22,108,000.00	100%	$22,108,000	$221,080	$21,886,920	$ 221,080.00
26 R 319	Fraser Hwy & 256 St	Traffic Signal	Eligible for TransLink	$ 873,000.00	100%	$873,000	$8,730	$864,270	$ 8,730.00
26 R 320	Fraser Hwy; 256 St - 260 St	Urban Road Construction	Eligible for TransLink	$ 12,833,000.00	100%	$12,833,000	$128,330	$12,704,670	$ 128,330.00

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 R 321	Fraser Hwy; 260 St - 264 St	Urban Road Construction	Eligible for TransLink	$ 4,938,000.00	100%	$4,938,000	$49,380	$4,888,620	$ 49,380.00
26 R 322	Fraser Hwy & 262 St	Traffic Signal	Eligible for TransLink	$ 794,000.00	100%	$794,000	$7,940	$786,060	$ 7,940.00
26 R 323	Fraser Hwy; 264St - 268 St	Urban Road Construction	Eligible for TransLink	$ 7,087,000.00	100%	$7,087,000	$70,870	$7,016,130	$ 70,870.00
26 R 324	Fraser Hwy; 270 St - 271 St	Urban Road Construction	Eligible for TransLink	$ 1,879,000.00	100%	$1,879,000	$18,790	$1,860,210	$ 18,790.00
26 R 325	Fraser Hwy & 272 St	Intersection Improvements & Signal	Eligible for TransLink	$ 1,157,000.00	100%	$1,157,000	$11,570	$1,145,430	$ 11,570.00
26 R 326	Fraser Hwy & 273 St	Intersection Improvements & Signal	Eligible for TransLink	$ 1,157,000.00	100%	$1,157,000	$11,570	$1,145,430	$ 11,570.00
26 R 327	Fraser Hwy; 273 St - 276 St	Urban Road Construction	Eligible for TransLink	$ 3,263,000.00	100%	$3,263,000	$32,630	$3,230,370	$ 32,630.00
26 R 328	Glover Rd & 88 Ave	Intersection Improvements & Signal		$ 2,812,000.00	100%	$2,812,000	$28,120	$2,783,880	$ 28,120.00
26 R 329	Glover Rd & 216 St	Rail Overpass	Cost Share with other parties. This is TOL portion. ~30%	$ 37,800,000.00	100%	$37,800,000	$378,000	$37,422,000	$ 378,000.00
26 R 330	Glover Rd & Crush Cres	Intersection Improvements		$ 851,000.00	100%	$851,000	$8,510	$842,490	$ 8,510.00
26 R 331	Glover Rd & Telegraph Tr	Roundabout		$ 830,000.00	100%	$830,000	$8,300	$821,700	$ 8,300.00
26 R 332	Hwy 1 & 272 St	Overpass		$ 17,010,000.00	100%	$17,010,000	$170,100	$16,839,900	$ 170,100.00
26 R 333	Willowbrook Dr & 199 St	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 334	Willowbrook Dr; Fraser Hwy - 62 Ave	Pedestrian Improvements		$ 44,161,000.00	100%	$44,161,000	$441,610	$43,719,390	$ 441,610.00
26 R 335	Willowbrook Dr & Mall Entrance	Traffic Signal		$ 668,000.00	100%	$668,000	$6,680	$661,320	$ 6,680.00
26 R 336	General	Cycling Network Upgrades in Alignment with TransLink	Cost-share with Translink	$ 24,080,000.00	100%	$24,080,000	$240,800	$23,839,200	$ 240,800.00
26 R 337	General	Frontage Upgrades Parks and other Municipal Lands Roads DCC Projects		$ 28,800,000.00	100%	$28,800,000	$288,000	$28,512,000	$ 288,000.00
Borrowing Commitments									
Borrowing	• 18 R 336 / Mufford Cres / Overpass	Bylaw 4751- Mufford Overpass		$5,428,555.0	100%	$5,428,555	$0	$5,428,555	$ -
Borrowing	• 18 R 269 / 208 St / Overpass Expansion	Bylaw 5232 - 208 Street Overpass		$8,350,854	100%	$8,350,854	$0	$8,350,854	$ -
Borrowing	• 18 R 332 / 216 St / Highway Interchange	Bylaw 5233 - 216 Street Interchange at Highway 1		$9,796,359	100%	$9,796,359	$0	$9,796,359	$ -
Borrowing	• 23 R 232 / 208 St @ 68 Ave / Traffic Signal • 23 R 233 / 208 St; 68 Ave to 70 Ave / Road Construction • 23 R 234 / 208 St @ 70 Ave / Expand Existing Signal • 23 R 235 / 208 St; 70 Ave to 72 Ave / Road Construction • 23 R 236 / 208 St @ 72 Ave / Expand Existing Signal • 23 R 329 / Willowbrook Conn @ 64 Ave / Expand Existing Signal • 23 R 330 / Willowbrook Conn; 64 Ave to 68 Ave / Road Construction • 23 R 331 / Willowbrook Conn @ 65 Ave / Expand Existing Signal	Bylaw 5922 - Civic Infrastructure (Willowbrook Connector Phase 1 & 208 Street Road Widening)		$18,900,000	100%	$18,900,000	$0	$18,900,000	$ -
Borrowing	• 23 R 075 / 80 Ave @ 206 St / Traffic Signal • 23 R 076 / 80 Ave; 208 St to 212 St/ Road Construction • 23 R 237 / 208 St; 72 Ave to 74B Ave / Road Construction • 23 R 238 / 208 St @ 73A Ave / Traffic Signal • 23 R 239 / 208 St @ 74B Ave / Traffic Signal • 23 R 240 / 208 St; 74B Ave to 76 Ave / Road Construction • 23 R 241 / 208 St @ 76 Ave / Traffic Signal	Bylaw 5991 - Civic Infrastructure Phase 2 (Willowbrook Connector Phase 2 & 80 Avenue Road Widening)		$25,355,951	100%	$25,355,951	$0	$25,355,951	$ -

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC PROGRAM

Township Project ID	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Township Notes	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
Borrowing	• 23 R 337 / 208A St; 76 Ave to 212 St Conn / Park Frontage • 23 R 337 / 76 Ave; 208 St to 210 St / Park Frontage	Bylaw 6053 - 208A Street Civic Infrastructure		$10,634,736	100%	$10,634,736	$0	$10,634,736	$ -
Borrowing	• 23 R 253 / 212 Conn; 208 St to 210 St / Road Construction	Bylaw 6054 - 212 Street Connector Civic Infrastructure		$1,947,080	100%	$1,947,080	$0	$1,947,080	$ -
26 R 338	General	DCCFA Commitments		$ 1,074,978.00	100%	$1,074,978	$10,750	$1,064,228	$ 10,749.78
TOTALS				**$1,256,996,513**		**$1,251,043,013**	**$11,706,295**	**$1,239,336,718**	**$17,659,795**

$ 217,995,450	$2,179,955	$ 215,815,496	$ 2,179,955
$1,033,047,563	$9,526,340	$1,023,521,223	$15,479,840

Reductions

	Benefit to New Development	Will Not Complete in 35 yrs.	Reduction
Signals (Group A)	$ 83,755,000	20%	$ 16,751,000
Roundabouts (Group B)	$ 6,451,000	20%	$ 1,290,200
16 Avenue (Group C)	$ 155,119,000	75%	$ 116,339,250
MRNB Contributions	$2.39M/yr * 35yrs		$ 83,615,000
			$ 217,995,450

Notes on Outside Share

(1) Projects with Eligible for Translink label refer to those that are eligible for Major Road Network and Bicycle Funding (MRNB) and Bicycle Infrastrucrure Capital Cost Sharing (BICCS).

(2) Projects with the label Cost-share are those where costs are shared with another municipality. Only the Township of Langley's portion for these projects is included in the Transportation Program.

(3) Cost-sharing for rail overpass projects is based on identifed need in the Roberts Bank Trade Area Study in 2016. The study cited the previous Roberts Bank Rail Corridor Program as a successful model, including the cost sharing agreement, so new rail overpass projects anticipate the same funding agreement from parties such as CP Rail, CN Rail, Southern Rail of BC, TransLink, MoTI, ICBC, Port Metro Vancouver and Transport Canada.

(4) Borrowing line items - Municipal Assist was paid by Township sources at time of project approval, with only DCC eligible amounts borrowed for.

Notes on Reductions Table

A portion of projects for Signals, Roundabouts and 16 Avenue upgrades are not anticipated to be completed within the DCC timeframe. Reductions represent portion of projects anticipated to occur outside the DCC timeframe without restricting specific projects. MRNB contributions of $2.39M/yr will apply towards eligible projects from these categories and will

TOWNSHIP OF LANGLEY
TRANSPORTATION DCC RATE CALCULATION

A: Transportation Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Trip Ends**	**Multiple**	**% Population Equivalent**
Single and Two Family Residential	1,960	dwelling unit	1.380	2,705	4%
Ground Oriented Multi-Family Residential	26,740	dwelling unit	0.913	24,400	37%
Apartment Residential	45,920	dwelling unit	0.750	34,440	53%
Commercial	557,200	m2 gross floor area	0.004	1,987	3%
Industrial	945,000	m2 gross floor area	0.001	756	1%
Institutional	330,400	m2 gross floor area	0.004	1,178	2%
			Total Equivalent Population	65,467 (a)	100%

B: Unit Calculation			
Net DCC Program Recoverable	$1,023,521,223	(b)	
Existing Transportation DCC Reserve Monies	$50,782,285.00	(c)	
Net Amount to be Paid by DCCs	$972,738,938	(d) = (b) - (c)	
Transportation DCC per Equivalent Unit	$14,858.50	(e) = (d) / (a)	

C:Transportation Resulting DCCs				**DCC Revenue Estimates**
Single and Two Family Residential	$20,504.00	per dwelling unit	(e) x Col. (3)	$40,187,840
Ground Oriented Multi-Family Residential	$13,558.00	per dwelling unit	(e) x Col. (3)	$362,540,920
Apartment Residential	$11,144.00	per dwelling unit	(e) x Col. (3)	$511,732,480
Commercial	$53.00 *$4.93*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$29,531,600
Industrial	$11.89 *$2.23*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$11,236,050
Institutional	$52.99 *$4.92*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$17,507,896

TOWNSHIP OF LANGLEY
SANITARY SEWER DCC PROGRAM

Township Sewer Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 S 001	16 Ave & 196 St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 002	16 Ave; 196 St PS - 197A St	Trunk Sewer	$ 56,000.00	100%	$56,000	$560	$55,440	$ 560.00
26 S 003	16 Ave; 196 St PS - 200 St	Forcemain	$ 2,079,000.00	100%	$2,079,000	$20,790	$2,058,210	$ 20,790.00
26 S 004	22 Ave; 200 St - 200A St	Trunk Sewer	$ 47,000.00	100%	$47,000	$470	$46,530	$ 470.00
26 S 005	22 Ave; 200A St - 201 St	Trunk Sewer	$ 22,000.00	100%	$22,000	$220	$21,780	$ 220.00
26 S 006	24 Ave; 196 St - 197 St PS	Trunk Sewer	$ 80,000.00	100%	$80,000	$800	$79,200	$ 800.00
26 S 007	24 Ave & 197 St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 008	24 Ave; 197 St PS - 198 St	Trunk Sewer	$ 82,000.00	100%	$82,000	$820	$81,180	$ 820.00
26 S 009	24 Ave; 197 St PS - 200 St	Forcemain	$ 1,832,000.00	100%	$1,832,000	$18,320	$1,813,680	$ 18,320.00
26 S 010	24 Ave; 198 St - 200 St	Trunk Sewer	$ 81,000.00	100%	$81,000	$810	$80,190	$ 810.00
26 S 011	24 Ave; 200 St - 202 St	Trunk Sewer	$ 1,161,000.00	100%	$1,161,000	$11,610	$1,149,390	$ 11,610.00
26 S 012	24 Ave; 204 St - 204A St	Trunk Sewer	$ 332,000.00	100%	$332,000	$3,320	$328,680	$ 3,320.00
26 S 013	24 Ave; 204A St - 206 St	Trunk Sewer	$ 113,000.00	100%	$113,000	$1,130	$111,870	$ 1,130.00
26 S 014	24 Ave; 206 St - 207A St	Trunk Sewer	$ 52,000.00	100%	$52,000	$520	$51,480	$ 520.00
26 S 015	24 Ave & 266 St	Sanitary PS	$ 3,334,000.00	100%	$3,334,000	$33,340	$3,300,660	$ 33,340.00
26 S 016	24 Ave; 268 St - 266 Ave	Forcemain	$ 1,041,000.00	100%	$1,041,000	$10,410	$1,030,590	$ 10,410.00
26 S 017	28 Ave; 204 St - 206 St	Trunk Sewer	$ 1,143,000.00	100%	$1,143,000	$11,430	$1,131,570	$ 11,430.00
26 S 018	28 Ave; 206 St - 208 St	Trunk Sewer	$ 164,000.00	100%	$164,000	$1,640	$162,360	$ 1,640.00
26 S 019	28 Ave & 262 St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 020	28 Ave; 264 Ave - 264 Ave	Forcemain	$ 2,220,000.00	100%	$2,220,000	$22,200	$2,197,800	$ 22,200.00
26 S 021	30 Ave; 198 St - 200 St	Trunk Sewer	$ 67,000.00	100%	$67,000	$670	$66,330	$ 670.00
26 S 022	32 Ave; 202 St - 204 St	Trunk Sewer	$ 166,000.00	100%	$166,000	$1,660	$164,340	$ 1,660.00
26 S 023	32 Ave; 204 St - 205 St	Trunk Sewer	$ 50,000.00	100%	$50,000	$500	$49,500	$ 500.00
26 S 024	36 Ave; 208 St - 209 St	Trunk Sewer	$ 108,000.00	100%	$108,000	$1,080	$106,920	$ 1,080.00
26 S 025	36 Ave; 209 St - 210 St	Trunk Sewer	$ 33,000.00	100%	$33,000	$330	$32,670	$ 330.00
26 S 026	40 Ave; 200 St - 201 St	Upsize Existing Sewer	$ 1,406,000.00	80%	$1,124,800	$11,248	$1,113,552	$ 292,448.00
26 S 027	40 Ave; 202 St - 205A St	Trunk Sewer	$ 2,151,000.00	100%	$2,151,000	$21,510	$2,129,490	$ 21,510.00
26 S 028	40 Ave; 205A St - 208 St	Trunk Sewer	$ 1,576,000.00	100%	$1,576,000	$15,760	$1,560,240	$ 15,760.00
26 S 029	40 Ave; 208 St - 209 St	Trunk Sewer	$ 52,000.00	100%	$52,000	$520	$51,480	$ 520.00
26 S 030	40 Ave; 210 St - 40 Ave PS	Forcemain	$ 2,204,000.00	100%	$2,204,000	$22,040	$2,181,960	$ 22,040.00
26 S 031	40 Ave & 213A Ave	Sanitary PS	$ 3,770,000.00	67%	$2,525,900	$25,259	$2,500,641	$ 1,269,359.00
26 S 032	42 Ave; 200 St - 204 St	Trunk Sewer	$ 2,285,000.00	100%	$2,285,000	$22,850	$2,262,150	$ 22,850.00
26 S 033	42 Ave; 204 St - 208 St	Trunk Sewer	$ 2,287,000.00	100%	$2,287,000	$22,870	$2,264,130	$ 22,870.00
26 S 034	42 Ave; 208 St - 210 St	Trunk Sewer	$ 109,000.00	100%	$109,000	$1,090	$107,910	$ 1,090.00
26 S 035	43A Ave; 200A St - 44Ave	Trunk Sewer	$ 93,000.00	100%	$93,000	$930	$92,070	$ 930.00
26 S 036	43A Ave; 200A St - 204 St	Trunk Sewer	$ 144,000.00	100%	$144,000	$1,440	$142,560	$ 1,440.00
26 S 037	52 Ave; 216 St - 217A St	Upsize Existing Sewer	$ 2,091,000.00	80%	$1,672,800	$16,728	$1,656,072	$ 434,928.00
26 S 038	52 Ave; 217A St - 224 St	Upsize Existing Sewer	$ 7,324,000.00	80%	$5,859,200	$58,592	$5,800,608	$ 1,523,392.00
26 S 039	52 Ave & 238 St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00

TOWNSHIP OF LANGLEY
SANITARY SEWER DCC PROGRAM

Township Sewer Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 S 040	52 Ave; 240 St - 49A Ave	Forcemain	$ 2,900,000.00	100%	$2,900,000	$29,000	$2,871,000	$ 29,000.00
26 S 041	52 Ave; 244 St - 248 St	Forcemain	$ 3,361,000.00	100%	$3,361,000	$33,610	$3,327,390	$ 33,610.00
26 S 042	54 Ave & 245A St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 043	54 Ave; 246 St - 248 St	Forcemain	$ 1,253,000.00	100%	$1,253,000	$12,530	$1,240,470	$ 12,530.00
26 S 044	56 Ave; 224 St - 232 St PS	Forcemain	$ 8,585,000.00	100%	$8,585,000	$85,850	$8,499,150	$ 85,850.00
26 S 045	56 Ave & 232 St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 046	56 Ave & 246 St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 047	62 Ave; 203 St - 205A St	Upsize Existing Sewer	$ 2,819,000.00	80%	$2,255,200	$22,552	$2,232,648	$ 586,352.00
26 S 048	67 Ave; 203 St - 208 St	Upsize Existing Sewer	$ 8,557,000.00	80%	$6,845,600	$68,456	$6,777,144	$ 1,779,856.00
26 S 049	68 Ave; 208 St - 208A St	Upsize Existing Sewer	$ 599,000.00	80%	$479,200	$4,792	$474,408	$ 124,592.00
26 S 050	72 Ave; 230 St PS - Hwy 10	Forcemain	$ 6,812,000.00	100%	$6,812,000	$68,120	$6,743,880	$ 68,120.00
26 S 051	76 Ave; 76 Ave PS - 212 St	Forcemain	$ 2,807,000.00	100%	$2,807,000	$28,070	$2,778,930	$ 28,070.00
26 S 052	76 Ave; 215 St - 76 Ave PS	Trunk Sewer	$ 50,000.00	100%	$50,000	$500	$49,500	$ 500.00
26 S 053	76 Ave & 216 St	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 054	80 Ave; 199 St - 198A St	Upsize Existing Sewer	$ 589,000.00	80%	$471,200	$4,712	$466,488	$ 122,512.00
26 S 055	80 Ave; 200 St - 202 St	Upsize Existing Sewer	$ 2,172,000.00	80%	$1,737,600	$17,376	$1,720,224	$ 451,776.00
26 S 056	80 Ave; 202 St - 202A St	Upsize Existing Sewer	$ 373,000.00	80%	$298,400	$2,984	$295,416	$ 77,584.00
26 S 057	80 Ave; 215 St - 216 St	Trunk Sewer	$ 82,000.00	100%	$82,000	$820	$81,180	$ 820.00
26 S 058	81 Ave; 81 Ave PS - 213 St	Forcemain	$ 2,981,000.00	100%	$2,981,000	$29,810	$2,951,190	$ 29,810.00
26 S 059	81 Ave & 216 St	Sanitary PS	$ 4,388,000.00	100%	$4,388,000	$43,880	$4,344,120	$ 43,880.00
26 S 060	83 Ave; 214 St - 81 Ave PS	Trunk Sewer	$ 160,000.00	100%	$160,000	$1,600	$158,400	$ 1,600.00
26 S 061	86 Ave; 200 St - 201 St	Upsize Existing Sewer	$ 1,431,000.00	80%	$1,144,800	$11,448	$1,133,352	$ 297,648.00
26 S 062	96 Ave & 96 Ave Pump Station Inlet	Upsize Existing Sewer	$ 223,000.00	80%	$178,400	$1,784	$176,616	$ 46,384.00
26 S 063	96 Ave; 201 St - 204 St	Upsize Existing Sewer	$ 2,356,000.00	80%	$1,884,800	$18,848	$1,865,952	$ 490,048.00
26 S 064	96 Ave; 213 St - 215A St	Upsize Existing Sewer	$ 2,216,000.00	80%	$1,772,800	$17,728	$1,755,072	$ 460,928.00
26 S 065	196 St; 28 Ave - 30 Ave	Trunk Sewer	$ 82,000.00	100%	$82,000	$820	$81,180	$ 820.00
26 S 066	196 St; 30 Ave - 32 Ave	Trunk Sewer	$ 81,000.00	100%	$81,000	$810	$80,190	$ 810.00
26 S 067	196 St; 33A Ave PS - 36 Ave	Trunk Sewer	$ 107,000.00	100%	$107,000	$1,070	$105,930	$ 1,070.00
26 S 068	196 St & 85 Ave	PS Upgrade	$ 819,000.00	100%	$819,000	$8,190	$810,810	$ 8,190.00
26 S 069	197A St; 16 Ave - 18 Ave	Trunk Sewer	$ 84,000.00	100%	$84,000	$840	$83,160	$ 840.00
26 S 070	198 St; 21 Ave - 22 Ave	Trunk Sewer	$ 31,000.00	100%	$31,000	$310	$30,690	$ 310.00
26 S 071	198 St; 22 Ave - 24 Ave	Trunk Sewer	$ 162,000.00	100%	$162,000	$1,620	$160,380	$ 1,620.00
26 S 072	198B St; 76A Ave - 76B Ave	Trunk Sewer	$ 18,000.00	100%	$18,000	$180	$17,820	$ 180.00
26 S 073	199 St; 76B Ave - 80 Ave	Trunk Sewer	$ 1,872,000.00	100%	$1,872,000	$18,720	$1,853,280	$ 18,720.00
26 S 074	200 St; 15 Ave - 17 Ave	Upsize Existing Sewer	$ 1,401,000.00	80%	$1,120,800	$11,208	$1,109,592	$ 291,408.00
26 S 075	200 St; 17 Ave - 19 Ave	Upsize Existing Sewer	$ 1,360,000.00	80%	$1,088,000	$10,880	$1,077,120	$ 282,880.00
26 S 076	200 St; 19 Ave - 21 Ave	Upsize Existing Sewer	$ 2,402,000.00	80%	$1,921,600	$19,216	$1,902,384	$ 499,616.00
26 S 077	200 St; 21 Ave - 24 Ave	Upsize Existing Sewer	$ 3,669,000.00	80%	$2,935,200	$29,352	$2,905,848	$ 763,152.00
26 S 078	200 St; 36 Ave - 40 Ave	Upsize Existing Sewer	$ 6,791,000.00	80%	$5,432,800	$54,328	$5,378,472	$ 1,412,528.00

TOWNSHIP OF LANGLEY
SANITARY SEWER DCC PROGRAM

Township Sewer Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 S 079	202 St; 24 Ave - 25 Ave	Trunk Sewer	$ 87,000.00	100%	$87,000	$870	$86,130	$ 870.00
26 S 080	202B St; 68 Ave - 73A Ave	Upsize Existing Sewer	$ 3,486,000.00	80%	$2,788,800	$27,888	$2,760,912	$ 725,088.00
26 S 081	203 St; 67 Ave - 68 Ave	Upsize Existing Sewer	$ 620,000.00	80%	$496,000	$4,960	$491,040	$ 128,960.00
26 S 082	204 St; 24 Ave - 28 Ave	Trunk Sewer	$ 2,287,000.00	100%	$2,287,000	$22,870	$2,264,130	$ 22,870.00
26 S 083	204 St; 30A Ave - 32 Ave	Trunk Sewer	$ 48,000.00	100%	$48,000	$480	$47,520	$ 480.00
26 S 084	204 St; 88 Ave - 96 Ave	Upsize Existing Sewer	$ 4,725,000.00	80%	$3,780,000	$37,800	$3,742,200	$ 982,800.00
26 S 085	204 St; Hwy 1 - 88 Ave	Upsize Existing Sewer	$ 920,000.00	80%	$736,000	$7,360	$728,640	$ 191,360.00
26 S 086	206 St; 25 Ave - 27 Ave	Trunk Sewer	$ 75,000.00	100%	$75,000	$750	$74,250	$ 750.00
26 S 087	206 St; 27 Ave - 28 Ave	Trunk Sewer	$ 103,000.00	100%	$103,000	$1,030	$101,970	$ 1,030.00
26 S 088	208 St; 28 Ave - 28A Ave	Trunk Sewer	$ 52,000.00	100%	$52,000	$520	$51,480	$ 520.00
26 S 089	208 St; 28A Ave - 29 Ave	Trunk Sewer	$ 30,000.00	100%	$30,000	$300	$29,700	$ 300.00
26 S 090	208 St; 38 Ave - 40 Ave	Trunk Sewer	$ 163,000.00	100%	$163,000	$1,630	$161,370	$ 1,630.00
26 S 091	216 St; 81 Ave - 81 Ave PS	Trunk Sewer	$ 170,000.00	100%	$170,000	$1,700	$168,300	$ 1,700.00
26 S 092	216 St; 6700 Block - Hwy 10	Upsize Existing Sewer	$ 1,144,000.00	80%	$915,200	$9,152	$906,048	$ 237,952.00
26 S 093	227 St & 78 Ave	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 094	230 St & 71A Ave	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 095	244 St & 53 Ave	Sanitary PS	$ 3,770,000.00	100%	$3,770,000	$37,700	$3,732,300	$ 37,700.00
26 S 096	248 St; 56 Ave - Roberston Cres	Forcemain	$ 9,889,000.00	100%	$9,889,000	$98,890	$9,790,110	$ 98,890.00
26 S 097	264A St; 29 Ave - Fraser Hwy	Trunk Sewer	$ 229,000.00	100%	$229,000	$2,290	$226,710	$ 2,290.00
26 S 098	272 St & Fraser Hwy	Upsize Existing Sewer	$ 176,000.00	80%	$140,800	$1,408	$139,392	$ 36,608.00
26 S 099	272 St & Fraser Hwy	Upsize Existing Sewer	$ 790,000.00	80%	$632,000	$6,320	$625,680	$ 164,320.00
26 S 100	Carvolth - Latimer - Willowbrook	Carvolth - Latimer - Willowbrook Sanitary Upgrades	$ 10,239,000.00	100%	$10,239,000	$102,390	$10,136,610	$ 102,390.00
26 S 101	Church St; Mary Ave - Fort Langley PS	Upsize Existing Sewer	$ 763,000.00	80%	$610,400	$6,104	$604,296	$ 158,704.00
26 S 102	Fort Langley	PS Upgrade	$ 819,000.00	100%	$819,000	$8,190	$810,810	$ 8,190.00
26 S 103	Fraser Hwy; 240 St - 244 St	Trunk Sewer	$ 2,803,000.00	100%	$2,803,000	$28,030	$2,774,970	$ 28,030.00
26 S 104	Fraser Hwy; 244 St - 248 St	Trunk Sewer	$ 2,433,000.00	100%	$2,433,000	$24,330	$2,408,670	$ 24,330.00
26 S 105	Glover Rd; 78 Ave PS - Church St	Forcemain	$ 11,067,000.00	100%	$11,067,000	$110,670	$10,956,330	$ 110,670.00
26 S 106	Hwy 10; 216 St - Maxwell Cres	Upsize Existing Sewer	$ 1,688,000.00	80%	$1,350,400	$13,504	$1,336,896	$ 351,104.00
26 S 107	Hwy 10; Worrel Ave - 216 St	Upsize Existing Sewer	$ 2,620,000.00	80%	$2,096,000	$20,960	$2,075,040	$ 544,960.00
26 S 108	Metro Connection & City of Langley	Upsize Existing Sewer	$ 1,203,000.00	80%	$962,400	$9,624	$952,776	$ 250,224.00
26 S 109	Metro Connection & Fraser Hwy	Upsize Existing Sewer	$ 3,316,000.00	80%	$2,652,800	$26,528	$2,626,272	$ 689,728.00
26 S 110	Metro Connection & Old Yale	Upsize Existing Sewer	$ 1,752,000.00	80%	$1,401,600	$14,016	$1,387,584	$ 364,416.00
26 S 111	Milner	PS Upgrade	$ 819,000.00	100%	$819,000	$8,190	$810,810	$ 8,190.00
26 S 112	ROW N of Fraser Hwy; 236 St - 240 St	Trunk Sewer	$ 2,698,000.00	100%	$2,698,000	$26,980	$2,671,020	$ 26,980.00
Borrowing Commitments								
Borrowing	• 23 S 043 / 208 St; 70 Ave to 60 Ave / Upsize Existing Sewer • 23 S 044 / 208 St; 72 Ave to 70 Ave / Upsize Existing Sewer	Bylaw 5922 - Civic Infrastructure (Willowbrook Connector Phase 1 & 208 Street Road Widening Sewerworks)	$ 1,650,000.00	100%	$1,650,000	$0	$1,650,000	$ -
26 S 114	General	DCCFA Commitments	$ 5,138,877.49	100%	$5,138,877	$51,389	$5,087,489	$ 51,388.77
TOTALS			**$228,820,877**		**$213,380,377**	**$2,117,304**	**$211,263,074**	**$17,557,804**

TOWNSHIP OF LANGLEY
SANITARY SEWER DCC PROGRAM

Township Sewer Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility

Notes:
Borrowing line items - Municipal Assist was paid by Township sources at time of project approval, with only DCC eligible amounts borrowed for.

TOWNSHIP OF LANGLEY
SANITARY SEWER DCC RATE CALCULATION

A: Sanitary Sewer Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Equivalent Population**	**Multiple**	**% Population Equivalent**
Single and Two Family Residential	2,240	dwelling unit	3.400	7,616	4%
Ground Oriented Multi-Family Residential	30,560	dwelling unit	2.360	72,122	41%
Apartment Residential	52,480	dwelling unit	1.500	78,720	45%
Commercial	636,800	m2 gross floor area	0.011	7,260	4%
Industrial	1,080,000	m2 gross floor area	0.005	4,860	3%
Institutional	377,600	m2 gross floor area	0.011	4,305	2%
			Total Equivalent Population	174,882 (a)	100%

B: Sanitary Sewer Unit Calculation			
Net DCC Program Recoverable	$211,263,074	(b)	
Existing Sewer DCC Reserve Monies	$372,959	(c)	
Net Amount to be Paid by DCCs	$210,890,115	(d) = (b) - (c)	
Sewer DCC per Equivalent Unit	$1,205.90	(e) = (d) / (a)	

C: Resulting Sanitary Sewer DCCs				**DCC Revenue Estimates**
Single and Two Family Residential	$4,100.00	per dwelling unit	(e) x Col. (3)	$9,184,000
Ground Oriented Multi-Family Residential	$2,846.00	per dwelling unit	(e) x Col. (3)	$86,973,760
Apartment Residential	$1,809.00	per dwelling unit	(e) x Col. (3)	$94,936,320
Commercial	$14.00 *$1.30*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$8,915,200
Industrial	$5.43 *$0.50*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$5,864,400
Institutional	$13.75 *$1.28*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$5,192,000

TOWNSHIP OF LANGLEY
WATER DCC PROGRAM

Township Water Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 W 001	20 Ave; 198 St - 200 St	New Watermain	$ 147,000.00	100%	$147,000	$1,470	$145,530	$ 1,470.00
26 W 002	20 Ave; 202 St - 204A St	New Watermain	$ 248,000.00	100%	$248,000	$2,480	$245,520	$ 2,480.00
26 W 003	20 Ave; 204A St - 206 St	Upsize Ex. Watermain	$ 674,000.00	80%	$539,200	$5,392	$533,808	$ 140,192.00
26 W 004	24 Ave; 196 St - 200 St	New Watermain	$ 294,000.00	100%	$294,000	$2,940	$291,060	$ 2,940.00
26 W 005	24 Ave; 204A St - 208 St	New Watermain	$ 341,000.00	100%	$341,000	$3,410	$337,590	$ 3,410.00
26 W 006	32 Ave; 198 St - 200 St	New Watermain	$ 163,000.00	100%	$163,000	$1,630	$161,370	$ 1,630.00
26 W 007	32 Ave; 200 St - 201 St	Upsize Ex. Watermain (Transmission)	$ 660,000.00	80%	$528,000	$5,280	$522,720	$ 137,280.00
26 W 008	32 Ave; 201 St - 203 St	Upsize Ex. Watermain (Transmission)	$ 1,952,000.00	80%	$1,561,600	$15,616	$1,545,984	$ 406,016.00
26 W 009	32 Ave; 203 St - Reservoir	Upsize Ex. Watermain (Transmission)	$ 5,941,000.00	80%	$4,752,800	$47,528	$4,705,272	$ 1,235,728.00
26 W 010	32 Ave; Reservoir - 208 St	Upsize Ex. Watermain (Transmission)	$ 1,076,000.00	80%	$860,800	$8,608	$852,192	$ 223,808.00
26 W 011	36 Ave; 208 St - 212 St / 40 Ave	New Watermain (Transmission)	$ 12,438,000.00	100%	$12,438,000	$124,380	$12,313,620	$ 124,380.00
26 W 012	40 Ave; 212 St - 216 St / 44Ave	New Watermain (Transmission)	$ 12,681,000.00	100%	$12,681,000	$126,810	$12,554,190	$ 126,810.00
26 W 013	44 Ave; 216 St - Old Yale Rd	Upsize Ex. Watermain (Transmission)	$ 15,339,000.00	80%	$12,271,200	$122,712	$12,148,488	$ 3,190,512.00
26 W 014	72 Ave; 204A St - 206 St	Upsize Ex. Watermain	$ 777,000.00	80%	$621,600	$6,216	$615,384	$ 161,616.00
26 W 015	72B Ave & 204 St	Booster Upgrade	$ 29,445,000.00	100%	$29,445,000	$294,450	$29,150,550	$ 294,450.00
26 W 016	73A; WPS - 208 St	Upsize Ex. Watermain (Transmission)	$ 3,551,000.00	80%	$2,840,800	$28,408	$2,812,392	$ 738,608.00
26 W 017	76 Ave; 200 St - 202A St	New Watermain	$ 182,000.00	100%	$182,000	$1,820	$180,180	$ 1,820.00
26 W 018	77A Ave; 212 St - 213 St	New Watermain	$ 57,000.00	100%	$57,000	$570	$56,430	$ 570.00
26 W 019	78 Ave & 214 St	PRV	$ 897,000.00	100%	$897,000	$8,970	$888,030	$ 8,970.00
26 W 020	80 Ave; 203 St - 206 St	New Watermain	$ 201,000.00	100%	$201,000	$2,010	$198,990	$ 2,010.00
26 W 021	80 Ave; 212 St - 213 St	New Watermain	$ 121,000.00	100%	$121,000	$1,210	$119,790	$ 1,210.00
26 W 022	80 Ave; 213 St - 214 St	Upsize Ex. Watermain	$ 357,000.00	80%	$285,600	$2,856	$282,744	$ 74,256.00
26 W 023	81 Ave; 214 St - 216 St	New Watermain	$ 149,000.00	100%	$149,000	$1,490	$147,510	$ 1,490.00
26 W 024	82 Ave; 199 St - 200 St	New Watermain	$ 39,000.00	100%	$39,000	$390	$38,610	$ 390.00
26 W 025	83 Ave & 200 St	PRV	$ 897,000.00	100%	$897,000	$8,970	$888,030	$ 8,970.00
26 W 026	83 Ave; 212 St - 213 St	Upsize Ex. Watermain	$ 484,000.00	80%	$387,200	$3,872	$383,328	$ 100,672.00
26 W 027	83 Ave; 213 St - 214 St	Upsize Ex. Watermain	$ 511,000.00	80%	$408,800	$4,088	$404,712	$ 106,288.00
26 W 028	85 Ave; 212 St - Telegraph Tr	Upsize Ex. Watermain	$ 272,000.00	80%	$217,600	$2,176	$215,424	$ 56,576.00
26 W 029	86 Ave; 201 St - 202 St	New Watermain	$ 642,000.00	100%	$642,000	$6,420	$635,580	$ 6,420.00
26 W 030	86 Ave & 202 St	PRV	$ 897,000.00	100%	$897,000	$8,970	$888,030	$ 8,970.00
26 W 031	196 St; 24 Ave - 32 Ave	New Watermain	$ 587,000.00	100%	$587,000	$5,870	$581,130	$ 5,870.00
26 W 032	196 St; 33A Ave - 36 Ave	Upsize Ex. Watermain	$ 1,258,000.00	80%	$1,006,400	$10,064	$996,336	$ 261,664.00
26 W 033	198 St; 20 Ave - 24 Ave	New Watermain	$ 296,000.00	100%	$296,000	$2,960	$293,040	$ 2,960.00
26 W 034	200 St; 24 Ave - 28 Ave	New Watermain	$ 591,000.00	100%	$591,000	$5,910	$585,090	$ 5,910.00
26 W 035	200 St; 28 Ave - 32 Ave	New Watermain	$ 595,000.00	100%	$595,000	$5,950	$589,050	$ 5,950.00
26 W 036	200 St; 76 Ave - 80 Ave	New Watermain	$ 605,000.00	100%	$605,000	$6,050	$598,950	$ 6,050.00
26 W 037	201 St; 27A Ave - 28 Ave	New Watermain	$ 41,000.00	100%	$41,000	$410	$40,590	$ 410.00
26 W 038	201 St; 28 Ave - 28A Ave	Upsize Ex. Watermain	$ 149,000.00	80%	$119,200	$1,192	$118,008	$ 30,992.00
26 W 039	201 St; 28A Ave - 32 Ave	New Watermain	$ 275,000.00	100%	$275,000	$2,750	$272,250	$ 2,750.00

TOWNSHIP OF LANGLEY
WATER DCC PROGRAM

Township Water Project ID	Col. (1) Project Location	Description / Extent	Col. (2) Total Cost Estimate (2025$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (5) Municipal Assist Factor 1%	Col. (6) = Col. (4) - Col. (5) DCC Recoverable	Col. (7) = Col. (2) - Col. (6) Total Municipal Responsibility
26 W 040	202 St; 24 Ave - 27 Ave	New Watermain	$ 220,000.00	100%	$220,000	$2,200	$217,800	$ 2,200.00
26 W 041	203 St; 27 Ave - 28 Ave	New Watermain	$ 39,000.00	100%	$39,000	$390	$38,610	$ 390.00
26 W 042	203 St; 28 Ave - 29 Ave	Upsize Ex. Watermain	$ 474,000.00	80%	$379,200	$3,792	$375,408	$ 98,592.00
26 W 043	203 St; 29 Ave - 32 Ave	New Watermain	$ 226,000.00	100%	$226,000	$2,260	$223,740	$ 2,260.00
26 W 044	204 St; 73A Ave - 82 Ave	New Watermain (Transmission)	$ 11,483,000.00	100%	$11,483,000	$114,830	$11,368,170	$ 114,830.00
26 W 045	206 St; 20 Ave - 24 Ave	New Watermain	$ 293,000.00	100%	$293,000	$2,930	$290,070	$ 2,930.00
26 W 046	206 St; 67B Ave - 68 Ave	Upsize PRV Inlet / Outlet	$ 224,000.00	80%	$179,200	$1,792	$177,408	$ 46,592.00
26 W 047	208 St; 24 Ave - 32 Ave	New Watermain	$ 595,000.00	100%	$595,000	$5,950	$589,050	$ 5,950.00
26 W 048	208 St; 28 Ave - 32 Ave	Upsize Ex. Watermain	$ 2,239,000.00	80%	$1,791,200	$17,912	$1,773,288	$ 465,712.00
26 W 049	208 St; 32 Ave - 36 Ave	New Watermain (Transmission)	$ 6,229,000.00	100%	$6,229,000	$62,290	$6,166,710	$ 62,290.00
26 W 050	208 St & 32 Ave	Booster Station	$ 6,300,000.00	100%	$6,300,000	$63,000	$6,237,000	$ 63,000.00
26 W 051	212 Conn; 208 St - 79 Ave	New Watermain (Transmission)	$ 4,989,000.00	100%	$4,989,000	$49,890	$4,939,110	$ 49,890.00
26 W 052	214 St; 80 Ave - 81 Ave	New Watermain	$ 76,000.00	100%	$76,000	$760	$75,240	$ 760.00
26 W 053	232 St; Fraser Hwy - 240 St / 48 Ave	New Watermain	$ 885,000.00	100%	$885,000	$8,850	$876,150	$ 8,850.00
26 W 054	236 St; 48 Ave - 52 Ave	New Watermain	$ 603,000.00	100%	$603,000	$6,030	$596,970	$ 6,030.00
26 W 055	240 St; 48 Ave - 52 Ave	New Watermain (Transmission)	$ 3,888,000.00	100%	$3,888,000	$38,880	$3,849,120	$ 38,880.00
26 W 056	240 St; Fraser Hwy - Robertson Cres	New Watermain (Transmission)	$ 5,220,000.00	100%	$5,220,000	$52,200	$5,167,800	$ 52,200.00
26 W 057	240 St; Roberston Cres - 48 Ave	New Watermain (Transmission)	$ 2,726,000.00	100%	$2,726,000	$27,260	$2,698,740	$ 27,260.00
26 W 058	252 St; 58 Ave - 59 Ave	New Watermain	$ 77,000.00	100%	$77,000	$770	$76,230	$ 770.00
26 W 059	271 St; Fraser Hwy - 32 Ave	New Watermain (Transmission)	$ 1,304,000.00	100%	$1,304,000	$13,040	$1,290,960	$ 13,040.00
26 W 060	272 St; 32 Ave - 34 Ave	New Watermain (Transmission)	$ 1,942,000.00	100%	$1,942,000	$19,420	$1,922,580	$ 19,420.00
26 W 061	272 St; 34 Ave - 35A Ave	New Watermain (Transmission)	$ 1,056,000.00	100%	$1,056,000	$10,560	$1,045,440	$ 10,560.00
26 W 062	Aldergrove - East	New Reservoir	$ 63,630,000.00	67%	$42,632,100	$426,321	$42,205,779	$ 21,424,221.00
26 W 063	Fraser Hwy; 44 Ave - 240 St	New Watermain	$ 675,000.00	100%	$675,000	$6,750	$668,250	$ 6,750.00
26 W 064	Fraser Hwy; 230 St - 232 St	New Watermain	$ 181,000.00	100%	$181,000	$1,810	$179,190	$ 1,810.00
26 W 065	Fraser Hwy; 240 St - 244 St	New Watermain (Transmission)	$ 4,105,000.00	100%	$4,105,000	$41,050	$4,063,950	$ 41,050.00
26 W 066	Fraser Hwy; 244 St - 248 St	New Watermain (Transmission)	$ 4,081,000.00	100%	$4,081,000	$40,810	$4,040,190	$ 40,810.00
26 W 067	Fraser Hwy; 248 St - 265A St	New Watermain (Transmission)	$ 17,435,000.00	100%	$17,435,000	$174,350	$17,260,650	$ 174,350.00
26 W 068	Fraser Hwy; 265A St - 268 St	New Watermain (Transmission)	$ 2,737,000.00	100%	$2,737,000	$27,370	$2,709,630	$ 27,370.00
26 W 069	Fraser Hwy; 268 St - 270 St	New Watermain (Transmission)	$ 1,807,000.00	100%	$1,807,000	$18,070	$1,788,930	$ 18,070.00
26 W 070	Fraser Hwy; 270 St - 271 St	New Watermain (Transmission)	$ 2,047,000.00	100%	$2,047,000	$20,470	$2,026,530	$ 20,470.00
26 W 071	Strawberry	Booster Station	$ 6,300,000.00	100%	$6,300,000	$63,000	$6,237,000	$ 63,000.00
26 W 072	Strawberry	New Reservoir	$ 12,500,000.00	34%	$4,200,000	$42,000	$4,158,000	$ 8,342,000.00
Borrowing Commitments								
Borrowing	• 18 W 047 / Jericho / New Reservoir	Bylaw 5921 - Jericho Booster Station	$ 14,232,538.00	100%	$14,232,538	$142,325	$14,090,213	$ 142,325.38
Borrowing	• 23 W 031/ 208 St; 68 Ave to 71B Ave / Upsize Existing Watermain • 23 W 045 / Willowbrook Conn; 66A Ave to 68 Ave / New Watermain	Bylaw 5922 - Civic Infrastructure (Willowbrook Connector Phase 1 & 208 Street Road Widening Waterworks)	$ 1,250,000.00	100%	$1,250,000	$0	$1,250,000	$ -
TOTALS			**$277,898,538**		**$241,413,038**	**$2,401,630**	**$239,011,408**	**$38,887,130**

TOWNSHIP OF LANGLEY
WATER DCC PROGRAM

Township Water Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility

Notes:
Borrowing line items - Municipal Assist was paid by Township sources at time of project approval, with only DCC eligible amounts borrowed for. Bylaw 5921 has not paid Municipal Assist and therefore remains in the Water DCC Program.

TOWNSHIP OF LANGLEY
WATER DCC RATE CALCULATION

A: Water Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Equivalent Population**	**Multiple**	**% Population Equivalent**
Single and Two Family Residential	1,400	dwelling unit	3.400	4,760	4%
Ground Oriented Multi-Family Residential	19,100	dwelling unit	2.360	45,076	41%
Apartment Residential	32,800	dwelling unit	1.500	49,200	45%
Commercial	398,000	m2 gross floor area	0.011	4,537	4%
Industrial	675,000	m2 gross floor area	0.005	3,038	3%
Institutional	236,000	m2 gross floor area	0.011	2,690	2%
			Total Equivalent Population	109,301 (a)	100%

B: Water Unit Calculation		
Net DCC Program Recoverable	$239,011,408	(b)
Existing Water DCC Reserve Monies	$8,823,526.00	(c)
Net Amount to be Paid by DCCs	$230,187,882	(d) = (b) - (c)
Water DCC per Equivalent Unit	$2,106.00	(e) = (d) / (a)

C: Water Resulting DCCs				**DCC Revenue Estimates**
Single and Two Family Residential	$7,160.00	per dwelling unit	(e) x Col. (3)	$10,024,000
Ground Oriented Multi-Family Residential	$4,970.00	per dwelling unit	(e) x Col. (3)	$94,927,000
Apartment Residential	$3,159.00	per dwelling unit	(e) x Col. (3)	$103,615,200
Commercial	$24.00 *$2.23*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$9,552,000
Industrial	$9.48 *$0.88*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$6,399,000
Institutional	$24.01 *$2.23*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$5,666,360

TOWNSHIP OF LANGLEY
DRAINAGE DCC RATE CALCULATION

Township Drainage Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 D 001	24 Ave & 198 St	Pond P13B	$27,424,000	100%	$27,424,000	$274,240	$27,149,760	$274,240
26 D 002	24 Ave & 261 St	Culvert	$75,000	100%	$75,000	$750	$74,250	$750
26 D 003	26 Ave & 260 St	Culvert	$53,000	100%	$53,000	$530	$52,470	$530
26 D 004	26 Ave & 261 St	Culvert	$53,000	100%	$53,000	$530	$52,470	$530
26 D 005	28 Ave & 260 St	Culvert	$40,000	100%	$40,000	$400	$39,600	$400
26 D 006	28 Ave & 261 St	Culvert	$53,000	100%	$53,000	$530	$52,470	$530
26 D 007	28B Ave; 270A Ave - 272 St	Upsize Existing Sewer	$4,514,000	80%	$3,611,200	$36,112	$3,575,088	$938,912
26 D 008	28B Ave; 27200 Block - 273 St	Upsize Existing Sewer	$895,000	80%	$716,000	$7,160	$708,840	$186,160
26 D 009	28B Ave; 273 St - Bertrand Cr	Upsize Existing Sewer	$2,468,000	80%	$1,974,400	$19,744	$1,954,656	$513,344
26 D 010	29 Ave & 27000 Block	Upsize Existing Sewer	$96,000	80%	$76,800	$768	$76,032	$19,968
26 D 011	29 Ave; 270A Ave - 270B Ave	Upsize Existing Sewer	$805,000	80%	$644,000	$6,440	$637,560	$167,440
26 D 012	29A Ave; 27200 Block - 273 St	Upsize Existing Sewer	$643,000	80%	$514,400	$5,144	$509,256	$133,744
26 D 013	30 Ave; 27200 Block - 273 St	Upsize Existing Sewer	$491,000	80%	$392,800	$3,928	$388,872	$102,128
26 D 014	30 Ave; 273 St - Bertrand Cr	Upsize Existing Sewer	$1,651,000	80%	$1,320,800	$13,208	$1,307,592	$343,408
26 D 015	30A Ave; 273 St - Bertrand Cr	Upsize Existing Sewer	$745,000	80%	$596,000	$5,960	$590,040	$154,960
26 D 016	31 Ave; 27300 Block - Bertrand Cr	Upsize Existing Sewer	$598,000	80%	$478,400	$4,784	$473,616	$124,384
26 D 017	32A Ave & 273 St	Culvert	$595,000	100%	$595,000	$5,950	$589,050	$5,950
26 D 018	33A Ave & 272 St	Culvert	$255,000	100%	$255,000	$2,550	$252,450	$2,550
26 D 019	35 Ave; 200 St - Anderson Cr	Trunk Sewer	$523,000	100%	$523,000	$5,230	$517,770	$5,230
26 D 020	36 Ave & 201 St	Pond 1	$26,999,000	100%	$26,999,000	$269,990	$26,729,010	$269,990
26 D 021	40 Ave & 210 St	Pond P22	$11,259,000	100%	$11,259,000	$112,590	$11,146,410	$112,590
26 D 022	40 Ave; 210 St - 212 St	Trunk Sewer	$117,000	100%	$117,000	$1,170	$115,830	$1,170
26 D 023	40 Ave & 212 St	Pond P23	$10,369,000	100%	$10,369,000	$103,690	$10,265,310	$103,690
26 D 024	40 Ave; 212 St - Murray Cr	Trunk Sewer	$503,000	100%	$503,000	$5,030	$497,970	$5,030
26 D 025	42 Ave & 213 St	Pond P24	$9,776,000	100%	$9,776,000	$97,760	$9,678,240	$97,760
26 D 026	44 Ave & 21700 Block	Enlarge Control Structure Orifice	$34,000	100%	$34,000	$340	$33,660	$340
26 D 027	48 Ave & 21400 blk	Upsize Existing Sewer	$117,000	80%	$93,600	$936	$92,664	$24,336
26 D 028	50 Ave & 23000 Block	Culvert	$537,000	100%	$537,000	$5,370	$531,630	$5,370
26 D 029	52 Ave & 221A St	Reduce Control Structure Orifice	$34,000	100%	$34,000	$340	$33,660	$340
26 D 030	64 Ave & 21800 Block	Culvert	$2,072,000	50%	$1,036,000	$10,360	$1,025,640	$1,046,360
26 D 031	64 Ave & 22700 Block	Culvert	$1,939,000	50%	$969,500	$9,695	$959,805	$979,195
26 D 032	66 Ave; 200A St - 202A St	Trunk Sewer	$568,000	100%	$568,000	$5,680	$562,320	$5,680
26 D 033	67 Ave; 206 St - Pond 2	Trunk Sewer	$157,000	100%	$157,000	$1,570	$155,430	$1,570
26 D 034	68 Ave; 206A St - 207 St	Trunk Sewer	$88,000	100%	$88,000	$880	$87,120	$880
26 D 035	68 Ave & 208 St	Pond 9	$10,419,000	100%	$10,419,000	$104,190	$10,314,810	$104,190
26 D 036	68 Ave; 208 St - Pond 3	Upsize Existing Sewer	$3,479,000	80%	$2,783,200	$27,832	$2,755,368	$723,632

TOWNSHIP OF LANGLEY
DRAINAGE DCC RATE CALCULATION

Township Drainage Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 D 037	72 Ave; 206A St - Pond 6	Trunk Sewer	$260,000	100%	$260,000	$2,600	$257,400	$2,600
26 D 038	72 Ave & 208 St	Pond 6	$19,854,000	100%	$19,854,000	$198,540	$19,655,460	$198,540
26 D 039	73 Ave & 200 St	Raise Overflow Weir	$9,000	100%	$9,000	$90	$8,910	$90
26 D 040	73 Ave; 206 St - 206A St	Trunk Sewer	$98,000	100%	$98,000	$980	$97,020	$980
26 D 041	74B Ave; 206 A St - 208 St	Trunk Sewer	$281,000	100%	$281,000	$2,810	$278,190	$2,810
26 D 042	76 Ave & 200B St	Pond 6	$25,248,000	100%	$25,248,000	$252,480	$24,995,520	$252,480
26 D 043	76 Ave; 201 St - Pond 6	Trunk Sewer	$106,000	100%	$106,000	$1,060	$104,940	$1,060
26 D 044	76 Ave; 214 St - 215 St	Trunk Sewer	$180,000	100%	$180,000	$1,800	$178,200	$1,800
26 D 045	76 Ave; 215 St - Pond S	Trunk Sewer	$241,000	100%	$241,000	$2,410	$238,590	$2,410
26 D 046	76 Ave & 216 St	Pond S	$9,951,000	100%	$9,951,000	$99,510	$9,851,490	$99,510
26 D 047	80 Ave; 19800 Block - 200 St	Replace Sewer	$3,523,000	100%	$3,523,000	$35,230	$3,487,770	$35,230
26 D 048	80 Ave; 213 St - 214 St	Trunk Sewer	$227,000	100%	$227,000	$2,270	$224,730	$2,270
26 D 049	80 Ave; 214 St - 215 St	Trunk Sewer	$306,000	100%	$306,000	$3,060	$302,940	$3,060
26 D 050	81 Ave; 214 St - 216 St	Trunk Sewer	$1,137,000	100%	$1,137,000	$11,370	$1,125,630	$11,370
26 D 051	83 Ave & 216 St	Pond N	$18,237,000	100%	$18,237,000	$182,370	$18,054,630	$182,370
26 D 052	84 Ave & 196B St	Pond 2B	$9,022,000	100%	$9,022,000	$90,220	$8,931,780	$90,220
26 D 053	84 Ave; Pond 2B - Latimer Ck	Trunk Sewer	$131,000	100%	$131,000	$1,310	$129,690	$1,310
26 D 054	85 Ave & Munday Ck	Culvert	$1,316,250	100%	$1,316,250	$13,163	$1,303,088	$13,163
26 D 055	86 Ave & 196 St	Pond 3	$14,240,000	100%	$14,240,000	$142,400	$14,097,600	$142,400
26 D 056	86 Ave; 196 St - Pond 3	Trunk Sewer	$108,000	100%	$108,000	$1,080	$106,920	$1,080
26 D 057	86 Ave; Pond 3 - Latimer Ck	Trunk Sewer	$289,000	100%	$289,000	$2,890	$286,110	$2,890
26 D 058	88B Ave; Pond ToL52 - Latimer Ck	Upsize Existing Sewer	$375,000	80%	$300,000	$3,000	$297,000	$78,000
26 D 059	92A Ave; 196A St - 196 St	Upsize Existing Sewer	$1,982,000	80%	$1,585,600	$15,856	$1,569,744	$412,256
26 D 060	96 Ave; 20100 Block - 20000 Block	Upsize Existing Sewer	$1,262,000	80%	$1,009,600	$10,096	$999,504	$262,496
26 D 061	96 Ave; 198 St - 196 St	Upsize Existing Sewer	$4,427,000	80%	$3,541,600	$35,416	$3,506,184	$920,816
26 D 062	100A Ave; 197 St - 19600 Block	Upsize Existing Sewer	$1,637,000	80%	$1,309,600	$13,096	$1,296,504	$340,496
26 D 063	19600 Block; 96 Ave - Telegraph Trail	Upsize Existing Sewer	$4,347,000	80%	$3,477,600	$34,776	$3,442,824	$904,176
26 D 064	19600 Block & 9500 Block	Pond 18 - Expansion	$187,000	100%	$187,000	$1,870	$185,130	$1,870
26 D 065	19600 Block & 9500 Block	Pond 18 - Environmental Enhancements	$187,000	100%	$187,000	$1,870	$185,130	$1,870
26 D 066	196 St & 16 Ave	Pond P15B	$7,997,000	100%	$7,997,000	$79,970	$7,917,030	$79,970
26 D 067	196 St; 17 Ave - 16 Ave	Trunk Sewer	$60,000	100%	$60,000	$600	$59,400	$600
26 D 068	196 St & 18 Ave	Pond P15A	$6,910,000	100%	$6,910,000	$69,100	$6,840,900	$69,100
26 D 069	196 St & 28 Ave	Pond P25A	$11,358,000	100%	$11,358,000	$113,580	$11,244,420	$113,580
26 D 070	196 St; 87A Ave - 86 Ave	Trunk Sewer	$522,000	100%	$522,000	$5,220	$516,780	$5,220
26 D 071	196 St & 6700 blk	Upsize Existing Sewer	$70,000	80%	$56,000	$560	$55,440	$14,560
26 D 072	196A St; 9100 Block - 92A Ave	Upsize Existing Sewer	$1,188,000	100%	$1,188,000	$11,880	$1,176,120	$11,880

TOWNSHIP OF LANGLEY
DRAINAGE DCC RATE CALCULATION

Township Drainage Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 D 073	197A St & 28 Ave	Pond P25B	$11,259,000	100%	$11,259,000	$112,590	$11,146,410	$112,590
26 D 074	198 St & 22 Ave	Pond P14C	$8,294,000	100%	$8,294,000	$82,940	$8,211,060	$82,940
26 D 075	198 St & 22A Ave	Pond P14B	$8,590,000	100%	$8,590,000	$85,900	$8,504,100	$85,900
26 D 076	198 Street; 9300 Block - 96 Ave	Upsize Existing Sewer	$5,626,000	80%	$4,500,800	$45,008	$4,455,792	$1,170,208
26 D 077	199 St & 26 Ave	Pond P26	$4,834,000	100%	$4,834,000	$48,340	$4,785,660	$48,340
26 D 078	199A St; 9700 Block - Rail Corridor	Upsize Existing Sewer	$3,239,000	80%	$2,591,200	$25,912	$2,565,288	$673,712
26 D 079	199A St & 9800 Block	Upsize Existing Sewer	$419,000	80%	$335,200	$3,352	$331,848	$87,152
26 D 080	199B St; 99A Ave - 100A Ave	Trunk Sewer	$178,000	100%	$178,000	$1,780	$176,220	$1,780
26 D 081	200 St & 22 Ave	Pond P14A	$7,700,000	100%	$7,700,000	$77,000	$7,623,000	$77,000
26 D 082	200 St & 30Ave	Pond P3A	$15,608,000	100%	$15,608,000	$156,080	$15,451,920	$156,080
26 D 083	200 St & 32 Ave	Pond P3B	$11,753,000	100%	$11,753,000	$117,530	$11,635,470	$117,530
26 D 084	200 St; 32 Ave - 35 Ave	Trunk Sewer	$592,000	100%	$592,000	$5,920	$586,080	$5,920
26 D 085	200 St & 33 Ave	Pond P3C	$12,544,000	100%	$12,544,000	$125,440	$12,418,560	$125,440
26 D 086	201 St to 203 St ROW; 68 Ave - 66 Ave	Open Channel - Jeffrey Brook Reconstruction	$1,701,000	100%	$1,701,000	$17,010	$1,683,990	$17,010
26 D 087	201 St & 9700 Block	Upsize Existing Sewer	$165,000	80%	$132,000	$1,320	$130,680	$34,320
26 D 088	202 St & 24 Ave	Pond P13A	$6,119,000	100%	$6,119,000	$61,190	$6,057,810	$61,190
26 D 089	202 St & 32 Ave	Pond P3E	$12,544,000	100%	$12,544,000	$125,440	$12,418,560	$125,440
26 D 090	202A St; 74B Ave - 76 Ave	Trunk Sewer	$233,000	100%	$233,000	$2,330	$230,670	$2,330
26 D 091	203 St & 62 Ave	Enlarge Detention Pond	$5,847,000	100%	$5,847,000	$58,470	$5,788,530	$58,470
26 D 092	204 St & 24 Ave	Pond P17	$5,032,000	100%	$5,032,000	$50,320	$4,981,680	$50,320
26 D 093	205 St; 70 Ave - Pond 5	Trunk Sewer	$553,000	100%	$553,000	$5,530	$547,470	$5,530
26 D 094	206A St; 72B Ave - 72 Ave	Trunk Sewer	$108,000	100%	$108,000	$1,080	$106,920	$1,080
26 D 095	207 St; 68 Ave - Pond 2	Trunk Sewer	$359,000	100%	$359,000	$3,590	$355,410	$3,590
26 D 096	207 St; 71A Ave - Pond 1	Trunk Sewer	$568,000	100%	$568,000	$5,680	$562,320	$5,680
26 D 097	208 St & 31 Ave	Pond P7A	$16,003,000	100%	$16,003,000	$160,030	$15,842,970	$160,030
26 D 098	208 St & 32 Ave	Pond P7B	$15,410,000	100%	$15,410,000	$154,100	$15,255,900	$154,100
26 D 099	209 St; 81A Ave - 83 Ave	Trunk Sewer	$261,000	100%	$261,000	$2,610	$258,390	$2,610
26 D 100	210 St & 37 Ave	Pond P21	$7,700,000	100%	$7,700,000	$77,000	$7,623,000	$77,000
26 D 101	214 St; 83 Ave - 81 Ave	Trunk Sewer	$279,000	100%	$279,000	$2,790	$276,210	$2,790
26 D 102	216 St; 81 Ave - 81A Ave	Upsize Existing Sewer	$281,000	80%	$224,800	$2,248	$222,552	$58,448
26 D 103	216 St; Pond S - Outfall	Upsize Existing Sewer	$628,000	80%	$502,400	$5,024	$497,376	$130,624
26 D 104	228 St & 6300 Block	Culvert	$1,831,000	50%	$915,500	$9,155	$906,345	$924,655
26 D 105	270A Ave; 29 Ave - 28B Ave	Upsize Existing Sewer	$720,000	80%	$576,000	$5,760	$570,240	$149,760
26 D 106	271 St; 32 Ave - Bertrand Cr	Upsize Existing Sewer	$637,000	80%	$509,600	$5,096	$504,504	$132,496
26 D 107	271 St; 3100 Block - Bertrand Cr	Upsize Existing Sewer	$1,014,000	80%	$811,200	$8,112	$803,088	$210,912
26 D 108	272 St; 24 Ave - 26 Ave	Trunk Sewer	$1,355,000	100%	$1,355,000	$13,550	$1,341,450	$13,550

TOWNSHIP OF LANGLEY
DRAINAGE DCC RATE CALCULATION

Township Drainage Project ID	Col. (1)		Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Location	Description / Extent	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
26 D 109	272 St; 2900 Block - Fraser Hwy	Upsize Existing Sewer	$706,000	80%	$564,800	$5,648	$559,152	$146,848
26 D 110	272 St; Fraser Hwy - Bertrand Cr	Upsize Existing Sewer	$2,230,000	80%	$1,784,000	$17,840	$1,766,160	$463,840
26 D 111	273 St; 29 Ave - 28B Ave	Upsize Existing Sewer	$675,000	80%	$540,000	$5,400	$534,600	$140,400
26 D 112	273 St; 29A Ave - 30 Ave	Upsize Existing Sewer	$491,000	80%	$392,800	$3,928	$388,872	$102,128
26 D 113	274 St; Bertrand Ck - Fraser Hwy	Trunk Sewer	$812,000	100%	$812,000	$8,120	$803,880	$8,120
26 D 114	Anderson Ck Watershed	Anderson Creek ISMP Update	$441,000	100%	$441,000	$4,410	$436,590	$4,410
26 D 115	Bertrand Ck	Erosion Repair	$504,000	100%	$504,000	$5,040	$498,960	$5,040
26 D 116	Bertrand Creek ISMP	Bertrand Creek ISMP	$400,000	100%	$400,000	$4,000	$396,000	$4,000
26 D 117	Campbell River Watershed	Drainage Improvements	$553,000	100%	$553,000	$5,530	$547,470	$5,530
26 D 118	Fraser Hwy; 27000 Block - 27100 Block	Upsize Existing Sewer	$490,000	80%	$392,000	$3,920	$388,080	$101,920
26 D 119	Fraser Hwy; 27100 Block - 272 St	Upsize Existing Sewer	$1,228,000	80%	$982,400	$9,824	$972,576	$255,424
26 D 120	Fraser Hwy; Bertrand Cr - 275 St	Trunk Sewer	$2,358,000	100%	$2,358,000	$23,580	$2,334,420	$23,580
26 D 121	Glover Rd & 210 St	Culvert	$1,108,000	25%	$277,000	$2,770	$274,230	$833,770
26 D 122	Latimer Ck Watershed	Latimer Creek / Willoughby West ISMP	$567,000	100%	$567,000	$5,670	$561,330	$5,670
26 D 123	Nicomekl River Watershed	Nicomekl River ISMP	$441,000	100%	$441,000	$4,410	$436,590	$4,410
26 D 124	Rail Corridor & 95 Ave	Upsize Existing Sewer	$511,000	80%	$408,800	$4,088	$404,712	$106,288
26 D 125	Rail Corridor; 199A St - 19600 Block	Upsize Existing Sewer	$11,252,000	80%	$9,001,600	$90,016	$8,911,584	$2,340,416
26 D 126	Telegraph Trail; 9700 Block - Rail Corridor	Upsize Existing Sewer	$3,708,000	80%	$2,966,400	$29,664	$2,936,736	$771,264
26 D 127	West Ck Watershed	West Creek ISMP & Improvements	$1,232,000	80%	$985,600	$9,856	$975,744	$256,256
26 D 128	Willowbrook Conn; 208 St - Pond 2	Trunk Sewer	$201,000	100%	$201,000	$2,010	$198,990	$2,010
26 D 129	Yorkson Ck & 102B Ave	Drainage Outlet Structure	$44,000	100%	$44,000	$440	$43,560	$440
26 D 130	Yorkson Creek - Lowlands Improvements	Yorkson Creek - Lowlands Improvements	$6,804,000	100%	$6,804,000	$68,040	$6,735,960	$68,040
26 D 131	Yorkson Creek ISMP	Yorkson Creek ISMP	$400,000	100%	$400,000	$4,000	$396,000	$4,000
26 D 132	South Langley Drainage Connections	Miscellaneous New Drainage Connections	$5,940,000	100%	$5,940,000	$59,400	$5,880,600	$59,400
Borrowing Commitments								
Borrowing	• 23 D 038 / 74B Ave @ 208 St / Pond 7A	Bylaw 5999 - Smith Athletic Park Detention Works	$6,092,929	100%	$6,092,929	$0	$6,092,929	$0
Borrowing	• 23 D 034 / 72 Ave @ 210 St / Pond 7B • 23 D 084 / 209A St; 73A Ave to Pond B / Trunk Sewer • 23 D 113 / Pond 7B to North Creek / Trunk Sewer	Bylaw 6052 - Smith Neighborhood Storm Works	$19,758,600	100%	$19,758,600	$0	$19,758,600	$0
23 D 141	General	DCCFA Commitments	$20,254,807	100%	$20,254,807	$202,548	$20,052,259	$202,548
TOTALS			**$ 526,903,586**		**$509,980,786**	**$4,841,293**	**$505,139,493**	**$21,764,093**

Notes:
Borrowing line items - Municipal Assist was paid by Township sources at time of project approval, with only DCC eligible amounts borrowed for.

TOWNSHIP OF LANGLEY
DRAINAGE DCC RATE CALCULATION

A: Drainage Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Impervious Factor**	**Multiple**	**% Population Equivalent**
Single and Two Family Residential	2,240	dwelling unit	1.000	2,240	7%
Ground Oriented Multi-Family Residential	30,560	dwelling unit	0.403	12,313	36%
Apartment Residential	52,480	dwelling unit	0.276	14,505	43%
Commercial	636,800	m2 gross floor area	0.002	1,560	5%
Industrial	1,080,000	m2 gross floor area	0.002	2,484	7%
Institutional	377,600	m2 gross floor area	0.002	823	2%
			Total Equivalent Population	33,925	100%

B: Drainage Unit Calculation			
Net DCC Program Recoverable	$505,139,493	(b)	
Existing Drainage DCC Reserve Monies	$8,531,569.00	(c)	
Net Amount to be Paid by DCCs	$496,607,924	(d) = (b) - (c)	
Drainage DCC per Equivalent Unit	$14,638.22	(e) = (d) / (a)	

C: Drainage Resulting DCCs					**DCC Revenue Estimates**
Single and Two Family Residential		$14,638.00	per dwelling unit	(e) x Col. (3)	$32,789,120
Ground Oriented Multi-Family Residential		$5,898.00	per dwelling unit	(e) x Col. (3)	$180,242,880
Apartment Residential		$4,046.00	per dwelling unit	(e) x Col. (3)	$212,334,080
Commercial		$36.00 *$3.35*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$22,924,800
Industrial		$33.67 *$3.13*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$36,363,600
Institutional		$31.91 *$2.97*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$12,049,216

Notes:

TOWNSHIP OF LANGLEY
PARKS DCC PROGRAM

Parks Project ID	Col. (1)					Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Name	Description / Extent	Undeveloped (Acres)	Notes	Development Acre ($)	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
25 P 01	Aldergrove Athletic Park	Community Park	3	Additional Park development required due to neighbourhood development	$ 1,250,000	$5,312,500	50%	$2,656,250	$26,563	$2,629,688	$2,682,813
25 P 02	Brookswood Community park	Community Park	29.5	New	$ 1,250,000	$47,031,250	75%	$35,273,438	$352,734	$34,920,703	$12,110,547
25 P 03	Booth Park #1	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 04	Booth Park #2	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 05	Booth Park #3	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 06	Booth Park #4	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 08	Noel Booth Park	Community park	10	Booth Neighbourhood Plan includes development of remaining park area	$ 1,250,000	$15,625,000	50%	$7,812,500	$78,125	$7,734,375	$7,890,625
25 P 09	Noel Booth park Expansion	Community Park	10	Booth Neighbourhood Plan included park expansion	$ 1,250,000	$16,562,500	50%	$8,281,250	$82,813	$8,198,438	$8,364,063
25 P 010	Bell Park	Neighbourhood Park	11.75	Additional Park development required due to neighbourhood development	$ 1,000,000	$15,625,000	50%	$7,812,500	$78,125	$7,734,375	$7,890,625
25 P 011	Fernridge Park #1	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 012	Fernridge Park #2	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 013	Fernridge Park #3	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 014	Fernridge Park #4	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 015	Fernridge Park #5	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 021	Fernridge Community Park	Community Park	10	New	$ 1,250,000	$16,562,500	75%	$12,421,875	$124,219	$12,297,656	$4,264,844
25 P 022	Rinn Park #1	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 023	Rinn Park #2	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 024	Rinn Park #3	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 025	Rinn Park #4	Neighbourhood Park	7	New	$ 1,000,000	$9,375,000	75%	$7,031,250	$70,313	$6,960,938	$2,414,063
25 P 027	Fort Langley Community park	Community Park	2	Additional Park development required due to neighbourhood development	$ 1,250,000	$3,125,000	50%	$1,562,500	$15,625	$1,546,875	$1,578,125
25 P 028	Marina Park	Municipal Park	2.5	Additional Park development required due to neighbourhood development	$ 1,250,000	$4,531,250	50%	$2,265,625	$22,656	$2,242,969	$2,288,281
25 P 029	Murrayville Outdoor Aactivity park	Neighbourhood Park	0	Additional Park development required due to neighbourhood development	$ 1,000,000	$625,000	50%	$312,500	$3,125	$309,375	$315,625
25 P 031	Walnut Grove Community park	Community Park	5	Additional Park development required due to neighbourhood development	$ 1,250,000	$7,812,500	50%	$3,906,250	$39,063	$3,867,188	$3,945,313
25 P 033	Northwest Latimer Park	Neighbourhood Park	5	New	$ 1,000,000	$6,875,000	75%	$5,156,250	$51,563	$5,104,688	$1,770,313
25 P 034	Southeast Latimer Park	Neighbourhood Park	5	New	$ 1,000,000	$6,875,000	75%	$5,156,250	$51,563	$5,104,688	$1,770,313
25 P 035	Southwest Latimer Park	Neighbourhood Park	5	New	$ 1,000,000	$6,875,000	75%	$5,156,250	$51,563	$5,104,688	$1,770,313
25 P 037	Smith neighbourhood Park	Neighbourhood Park	5	New	$ 1,000,000	$6,875,000	75%	$5,156,250	$51,563	$5,104,688	$1,770,313
25 P 038	Smith View park	View Park	4		$ 1,000,000	$5,000,000	75%	$3,750,000	$37,500	$3,712,500	$1,287,500
25 P 039	Smith Municipal Park	Municipal urban Park	50	New	$ 1,250,000	$79,062,500	75%	$59,296,875	$592,969	$58,703,906	$20,358,594
25 P 040	Northeast Gordon Estates park	Neighbourhood Park	5	relocated from NEGordon Neighbourhood Plan	$ 1,000,000	$6,875,000	50%	$3,437,500	$34,375	$3,403,125	$3,471,875

TOWNSHIP OF LANGLEY
PARKS DCC PROGRAM

Parks Project ID	Col. (1)					Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (5)	Col. (6) = Col. (4) - Col. (5)	Col. (7) = Col. (2) - Col. (6)
	Project Name	Description / Extent	Undeveloped (Acres)	Notes	Development Acre ($)	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
25 P 041	Williams Neighbourhood Park	Neighbourhood Park	5	New	$ 1,000,000	$6,875,000	75%	$5,156,250	$51,563	$5,104,688	$1,770,313
25 P 045	Yorkson Community Park	Community Park	7.9	Additional Park development required due to neighbourhood development	$ 1,250,000	$12,968,750	50%	$6,484,375	$64,844	$6,419,531	$6,549,219
		Park Type	**Total Acres to be Acquired**	**Cost Per Acre**							
25 P 46	Brookswood Community park	Community Park	29.5	$ 3,000,000.00		$88,500,000	80%	$70,800,000	$708,000	$70,092,000	$18,408,000
25 P 47	Booth Park Neighbourhood Parks	Neighbourhood Park	29.5	$ 3,500,000.00		$103,250,000	80%	$82,600,000	$826,000	$81,774,000	$21,476,000
25 P 48	Noel Booth Park Expansion	Community Park	10	$ 3,000,000.00		$30,000,000	80%	$24,000,000	$240,000	$23,760,000	$6,240,000
26 P 49	Fernridge Neighbourhood Parks	Neighbourhood Park	35	$ 3,500,000.00		$122,500,000	80%	$98,000,000	$980,000	$97,020,000	$25,480,000
26 P 50	Fernridge Community Park	Community Park	10	$ 3,000,000.00		$30,000,000	80%	$24,000,000	$240,000	$23,760,000	$6,240,000
27 P 51	Rinn Neighbourhood Parks	Neighbourhood Park	28	$ 3,500,000.00		$98,000,000	80%	$78,400,000	$784,000	$77,616,000	$20,384,000
27 P 52	Latimer Neighbourhood Parks	Neighbourhood Park	15	$ 3,500,000.00		$52,500,000	80%	$42,000,000	$420,000	$41,580,000	$10,920,000
27 P 53	Smith neighbourhood Park	Neighbourhood Park	5	$ 3,500,000.00		$17,500,000	80%	$14,000,000	$140,000	$13,860,000	$3,640,000
28 P 54	Smith Municipal Park	Municipal urban Park	50	$ 2,500,000.00		$125,000,000	80%	$100,000,000	$1,000,000	$99,000,000	$26,000,000
28 P 55	Williams Neighbourhood Park	Neighbourhood Park	5	$ 3,500,000.00		$17,500,000	80%	$14,000,000	$140,000	$13,860,000	$3,640,000
TOTALS		**Total Acres to be Acquired**	**217**			**$1,077,718,750**		**$820,260,938**	**$8,202,609**	**$812,058,328**	**$265,660,422**

TOWNSHIP OF LANGLEY
PARKS DCC RATE CALCULATION

A: Parks Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Equivalent Population**	**Multiple**	**% Population Equivalent**
Single and Two Family Residential	1,400	dwelling unit	3.400	4,760	4%
Ground Oriented Multi-Family Residential	19,100	dwelling unit	2.360	45,076	41%
Apartment Residential	32,800	dwelling unit	1.500	49,200	45%
Commercial	398,000	m2 gross floor area	0.011	4,537	4%
Industrial	675,000	m2 gross floor area	0.005	3,038	3%
Institutional	236,000	m2 gross floor area	0.011	2,690	2%
			Total Equivalent Population	109,301 (a)	100%

B: Parks Unit Calculation			
Net DCC Program Recoverable	$ 812,058,328.13	(b)	
Existing Parks DCC Reserve Monies	$72,734,738.00	(c)	
Net Amount to be Paid by DCCs	$739,323,590	(d) = (b) - (c)	
Parks DCC per Equivalent Unit	$6,764.10	(e) = (d) / (a)	

C: Parks Resulting DCCs				**DCC Revenue Estimates**
Single and Two Family Residential	$22,998.00	per dwelling unit	(e) x Col. (3)	$32,197,200
Ground Oriented Multi-Family Residential	$15,963.00	per dwelling unit	(e) x Col. (3)	$304,893,300
Apartment Residential	$10,146.00	per dwelling unit	(e) x Col. (3)	$332,788,800
Commercial	$77.00 *$7.16*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$30,646,000
Industrial	$30.44 *$2.83*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$20,547,000
Institutional	$77.11 *$7.17*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$18,197,960

TOWNSHIP OF LANGLEY
FIRE PROTECTION DCC PROGRAM

S	Col. (1)			Col. (2)	Col. (3)	Col. (4) = Col. (2) x Col. (3)	Col. (6)	Col. (7) = Col. (4) - Col. (6)
	Project Name	Description	Total Cost Estimate (2025$)	Benefit Factor %	Benefit to New Development	Municipal Assist Factor 1%	DCC Recoverable	Total Municipal Responsibility
F-001	Fire Hall 8 (Walnut Grove)	Expansion + Emergency Operations Centre	$44,200,000	50%	$22,100,000	$221,000	$21,879,000	$22,321,000
F-002	Fire Hall 7 (Otter)	Expansion	$29,800,000	75%	$22,350,000	$223,500	$22,126,500	$7,673,500
F-003	Fire Hall 6 (Murrayville)	Expansion + Staff Quarters	$48,600,000	50%	$24,300,000	$243,000	$24,057,000	$24,543,000
F-004	Fire Hall 3 (Aldergrove)	Expansion	$27,000,000	35%	$9,450,000	$94,500	$9,355,500	$17,644,500
F-005	Fire Hall 4 (Willoughby)	Expansion	$27,000,000	35%	$9,450,000	$94,500	$9,355,500	$17,644,500
F-006	Hall 2 (Fort Langley)	Staff Quarter Upgrades	$3,500,000	100%	$3,500,000	$35,000	$3,465,000	$35,000
F-007	Training Centre	Upgrade of old Fire Hall 5 to dedicated training centre.	$9,500,000	50%	$4,750,000	$47,500	$4,702,500	$4,797,500
F-008	Fire Master Plan/Strategic Plan	5 Year Master Planning	$800,000	100%	$800,000	$8,000	$792,000	$8,000
TOTALS			**$190,400,000**		**$96,700,000**	**$967,000**	**$95,733,000**	**$94,667,000**

Notes:

Assumption Fire Halls will be replaced at approximately 50 years of age

-Benefit allocation was assigned to reflect the portion of fire hall / training centre expansions that is attributable to growth as informed by Township Staff based on specific neighborhood growth and demands for service

-100% benefit allocation was attributed to fire protection projects that would not be required without population or employment growth

TOWNSHIP OF LANGLEY
FIRE PROTECTION DCC RATE CALCULATION

A: Fire Calculation					
Land Use	**Col. (1)**	**Col. (2)**	**Col. (3)**	**Col. (4) = (1) x (3)**	**Col. (5) = (4) / (a)**
	Estimated New Development	**Unit**	**Equivalent Population**	**Multiple**	**% Population Equivalent**
Single and Two Family Residential	1,400	dwelling unit	3.400	4,760	4%
Ground Oriented Multi-Family Residential	19,100	dwelling unit	2.360	45,076	41%
Apartment Residential	32,800	dwelling unit	1.500	49,200	45%
Commercial	398,000	m2 gross floor area	0.011	4,537	4%
Industrial	675,000	m2 gross floor area	0.005	3,038	3%
Institutional	236,000	m2 gross floor area	0.011	2,690	2%
			Total Equivalent Population	109,301 (a)	100%

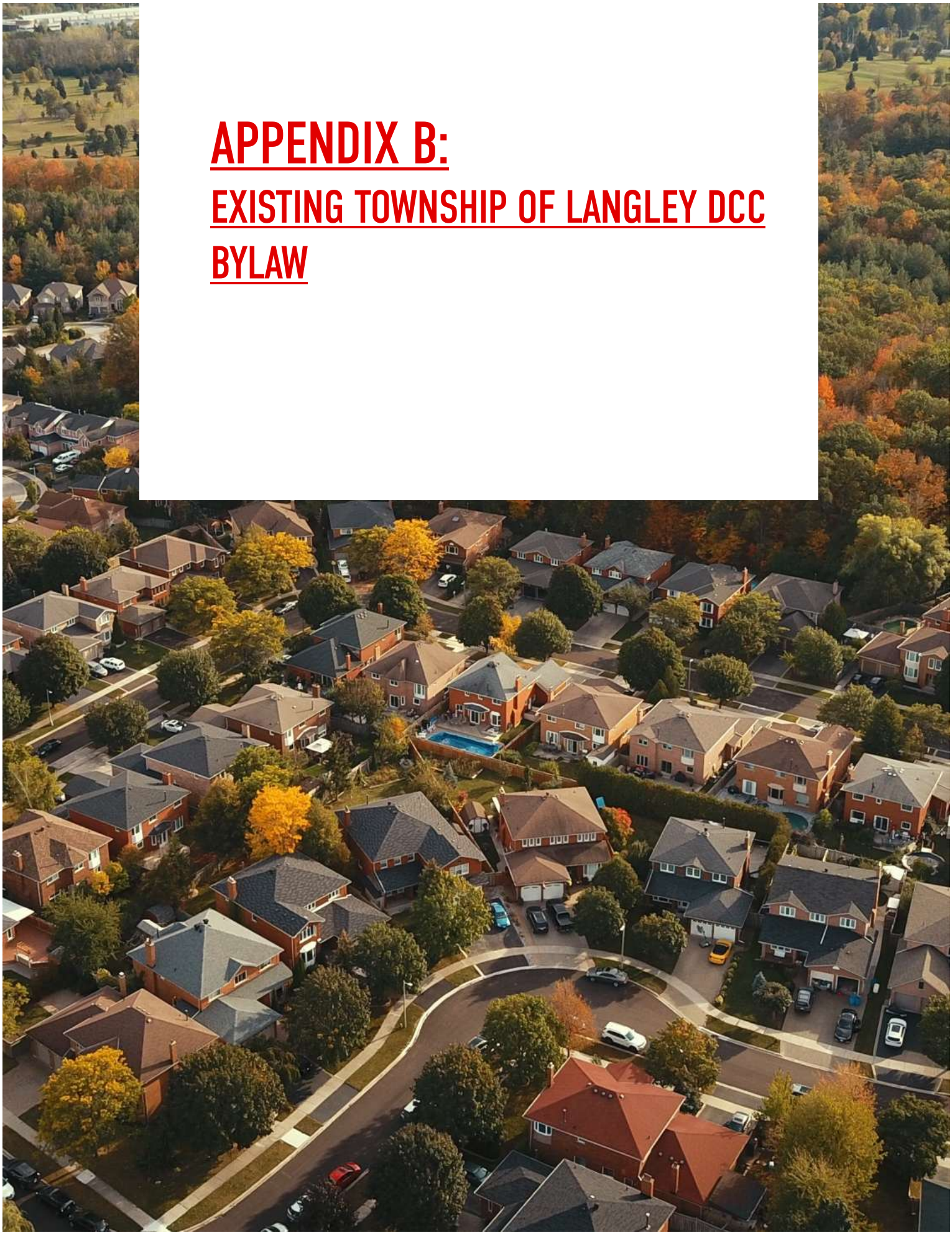
B: Fire Unit Calculation		
Net DCC Program Recoverable	$95,733,000	(b)
Existing Fire DCC Reserve Monies	$0.00	(c)
Net Amount to be Paid by DCCs	$95,733,000	(d) = (b) - (c)
Fire DCC per Equivalent Unit	$875.86	(e) = (d) / (a)

C: Fire Resulting DCCs					
					DCC Revenue Estimates
Single and Two Family Residential		$2,978.00	per dwelling unit	(e) x Col. (3)	$4,169,200
Ground Oriented Multi-Family Residential		$2,067.00	per dwelling unit	(e) x Col. (3)	$39,479,700
Apartment Residential		$1,314.00	per dwelling unit	(e) x Col. (3)	$43,099,200
Commercial		$10.00 *$0.93*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$3,980,000
Industrial		$3.94 *$0.37*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$2,659,500
Institutional		$9.98 *$0.93*	per m2 gross floor area *per ft2 gross floor area*	(e) x Col. (3)	$2,355,280

Notes:

APPENDIX B:

EXISTING TOWNSHIP OF LANGLEY DCC BYLAW



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw No. 5897 repeals the Langley Development Cost Charges Bylaw No. 5555 and amendments thereto and establishes a new Development Cost Charges Bylaw.

Amending Bylaw 6024 – adopted November 3, 2025
Bylaw No. 6024 amends the Langley Development Cost Charges Bylaw No. 5897 by removing the Highway 1 at 232 Street Interchange Project from the Roads Development Cost Charges (DCC) and amending the Roads DCC rates accordingly.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

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 "Langley Development Cost Charges Bylaw No. 5897". As a short title, it may be known as "DCC Bylaw No. 5897".

Definitions

2. For the purposes of this Bylaw:

Area of Development	means that portion of the parcel of land encompassing or covered by buildings and structures, including, but not limited to, zoning setbacks, storage yards and parking areas, driveways, easements, and areas encumbered by rights-of-way, landscaping areas, detention and siltation ponds, ancillary structures and other areas used for a facility or structure to support the development or use of the property. Environmental reserve areas are not included in the Area of Development, provided such areas are protected by a restrictive covenant registered in favor of the Township of Langley, to the satisfaction of the Director of Engineering for the Township of Langley, or their designate.
Commercial 1	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial: and where the first storey Gross Floor Area is 3,700 square metres or less. This includes, but is not limited to, all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Commercial 2	means all developments zoned for commercial uses under the Zoning Bylaw, and all developments having commercial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than commercial; and where the first storey Gross Floor Area is more than 3,700 square metres. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.

Commercial 3	means all developments zoned for commercial uses under the Zoning Bylaw; and all developments having commercial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than commercial; and where such commercial uses are located only on the second and higher floor levels. This includes, but is not limited to all rural commercial uses, campgrounds, golf courses, outdoor recreational uses, and any other similar uses.
Development Cost Charges	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as “DCCs” or “DCC” in this Bylaw.
Gross Floor Area	means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.
Industrial	means all developments zoned for industrial uses under the Zoning Bylaw, and all developments having industrial uses undertaken in buildings or on land, where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	means: (a) all developments zoned for institutional use under the Zoning Bylaw; or (b) institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and Utility uses.
Residential 1	means residential developments having a density of 15 or less dwelling units (du) per hectare.
Residential 2	means residential developments having a density greater than 15 up to 44 dwelling units per hectare.
Residential 3	means residential developments having a density greater than 44 up to 74 dwelling units per hectare.

Residential 4	means residential developments having a density greater than 74 dwelling units per hectare.
Utility	means a use providing for public utility structures and facilities for road, water, sewer, drainage, electrical, telephone, cablevision, gas, and similar services, where such use is approved in writing by the Township of Langley, by another government body with jurisdiction, or by a company regulated by a government commission, including broadcast transmission facilities.
Zoning Bylaw	means the Township of Langley Zoning Bylaw No. 2500, as amended, or replaced.

Schedules and Notes

3. Schedules “A”, “B” and “C” are attached hereto and form a part of this Bylaw.

4. The notes found at the bottom of Schedules “A”, “B” and “C” form a part of this Bylaw.

Development Cost Charges

5. In accordance with Section 559(1) of the *Local Government Act*, every person who obtains:

    a. approval of a subdivision, or

    b. a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where:

        the value of the work authorized by the permit does not exceed $50,000;

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules “A”, “B”, and “C” of this Bylaw.

    c. For certainty, this bylaw imposes charges in respect of a building permit or structure that will, after the construction, contain fewer than four dwelling units and for which the dwelling unit in the building or structure will be put to no other than residential use.

6. For a type of development not identified under Schedules “A”, “B”, or “C” of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the General Manager of Engineering for the Township of Langley, or their designate, with the amount payable based on the most comparable type of development, as determined by the General Manager of Engineering for the Township of Langley, or his or her designate, acting reasonably.

7. Subject to the *Development Cost Charge (Instalments) Regulation*, B.C. Reg. 166/84, as amended or replaced from time to time, Development Cost Charges imposed pursuant to

this Bylaw must be paid at the time of the approval of the subdivision or the issue of the building permit.

8. A development cost charge is not payable if the development does not impose new capital cost burdens on the Township of Langley. A new capital cost burden will be imposed where there is a new demand created for designated services. A determination of whether a development imposes a new capital cost burden on the Township of Langley will be in the sole discretion of the Director of Engineering for the Township of Langley. A determination of whether a new demand for services is created on a subdivision will be based on, among other things, the number of pre-existing fee simple lots (but excluding pre-existing stratified lots) prior to the subdivision. For greater certainty, and without limiting in any way what else may constitute a new capital cost burden, the creation of new fee simple lots will be deemed to have imposed a new capital cost burden on the Township of Langley for which development cost charges may be imposed.

9. For Development Cost Charges imposed pursuant to this Bylaw on single family residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision, or building permit application. For multiple family residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area or additional Area of Development, as applicable.

10. Where a developer is required to provide, or pay to provide, a specific service or part of a service, pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

11. Where a developer is required to provide, or pay to provide, a specific service or part of a service, outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under section 570 of the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) the amount of Development Cost Charges identified as “DCC Recoverable” in the DCC review report prepared as part of the Township of Langley’s DCC program, as amended, or replaced;

    b) the amount of Development Cost Charges calculated for the subdivision or building project pursuant to the provisions of this Bylaw for the class of service; or

c) the estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

12. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under section 570 of the *Local Government Act*, and those works are included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing a project.

General Provisions

13. In this Bylaw, words importing the singular number include the plural number, and vice versa.

14. Langley Development Cost Charge Bylaw No. 5555 and amendments thereto are hereby repealed.

READ A FIRST TIME the	24	day of	July	, 2023
READ A SECOND TIME the	24	day of	July	, 2023
READ A THIRD TIME the	24	day of	July	, 2023
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	19	day of	January	, 2024
RECONSIDERED the	02	day of	December	, 2024
ADOPTED the	02	day of	December	, 2024
RECONSIDERED the	03	day of	November	, 2025
ADOPTED the	03	day of	November	, 2025

"ERIC WOODWARD" Mayor "SUZANNE LITTLE" Deputy Township Clerk

#6024
09/09/24

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Total
Residential 1	du	$29,997	$11,067	$1,870	$3,152	$40,701	$86,787
Residential 2	du	$21,270	$4,459	$1,320	$2,225	$28,730	$58,004
Residential 3	du	$18,543	$3,059	$1,265	$2,132	$27,533	$52,532
Residential 4	du	$16,362	$1,948	$825	$1,391	$17,956	$38,482

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.

#6024
09/09/24

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Sewage	Water	TOTALS	
					Road, Sewage and Water (based on Gross Floor Area)	Drainage (based on Area of Development)
Commercial 1	m^2	$109.08	$6.27	$10.57	$125.92	$27.12
Commercial 2	m^2	$85.08	$6.27	$10.57	$101.92	$27.12
Commercial 3	m^2	$39.27	$4.68	$7.88	$51.83	$0.00
Institutional	m^2	$52.36	$6.27	$10.57	$69.20	$24.13

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and institutional DCCs, with the exception of the drainage component, are imposed based on Gross Floor Area (gfa).
- The drainage component is imposed based on Area of Development.
- Commercial developments having a building or buildings with total Gross Floor Area greater than 3,700 m^2, shall have the road component of the Commercial 1 rate applied to the first 3,700 m^2 and the road component of the Commercial 2 rates applied to all areas of the buildings exceeding 3,700 m^2.

#6024
09/09/24

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 5897

Schedule "C"

INDUSTRIAL DEVELOPMENT COST CHARGES

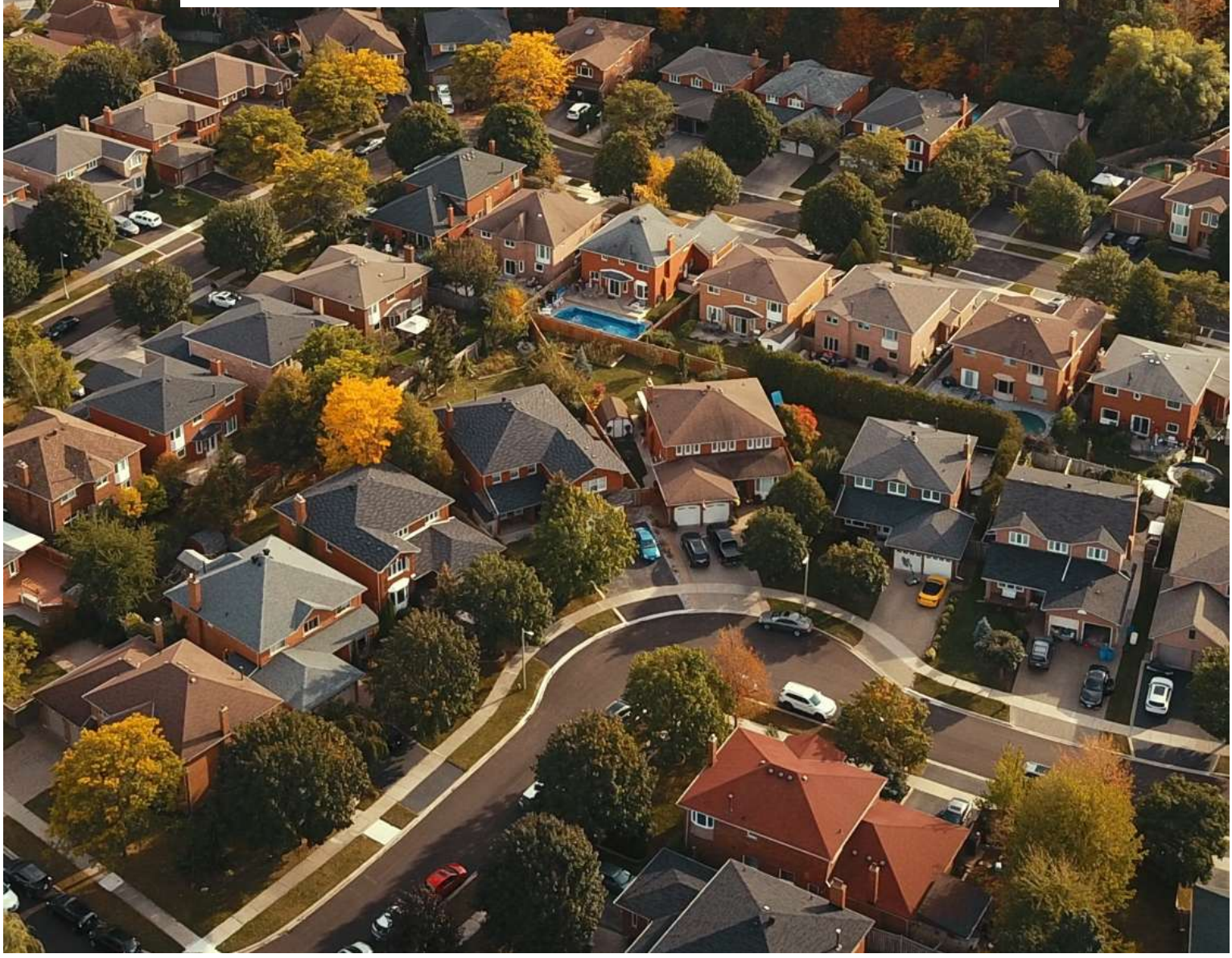
Type of Development	Unit	Road	Drainage	Sewage	Water	TOTALS
Industrial	m^2	$16.92	$25.66	$2.48	$4.17	$49.23

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule A, and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Area of Development.

APPENDIX C:

PROPOSED TOWNSHIP OF LANGLEY DCC BYLAW



THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

EXPLANATORY NOTE

Bylaw No. 6189 repeals the Langley Development Cost Charges Bylaw No. 5897 and amendments thereto and establishes a new Development Cost Charges Bylaw.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

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 “Langley Development Cost Charges Bylaw No. 6189”. As a short title, it may be known as “DCC Bylaw No. 6189”

Definitions

2. For the purposes of this Bylaw:

Accessory Dwelling Unit	means a self-contained Dwelling Unit within a building of secondary use which contains sleeping facilities, sanitary facilities and cooking facilities that are for the exclusive use of the occupant(s) of the suite and is located in a building smaller than a principal building located on the same lot and may be situated above a detached garage.
Apartment Residential	means a building or portion of a building(s) containing three (3) or more self-contained Multiple-Unit Dwellings accessed through a common hallway, one or more of which are wholly or partly above another self-contained Dwelling Unit.
Commercial	means a Commercial development in a Commercial zone listed in the Zoning Bylaw or a similar development in another zone permitted in accordance with the Zoning Bylaw, in which the predominant use of the zone, as determined by its purpose and list of permitted uses, is of a Commercial nature.
Development Cost Charges	means the charges payable pursuant to the provisions of this Bylaw and in the amounts as calculated in the schedules hereto. The term Development Cost Charges may also be referred to as “DCCs” or “DCC” in this Bylaw.
Dwelling Unit	means one (1) or more habitable rooms used for residential purposes where such room or rooms contain or provide for the installation of only one (1) set of cooking facilities and one (1) or more sets of sanitary facilities.
Gross Floor Area (GFA)	means the sum of all floor areas used or intended to be used for the undertaking of permitted uses, measured to

	the extreme outer limits of the building or structure, excluding areas for parking and unenclosed balconies.
Ground Oriented Multi Family Residential	means a Multiple-Unit Dwelling building(s) containing three (3) or more self-contained units accessible through separate, ground-oriented entrances (i.e., not accessed through a common hallway). Forms of development include Accessory Dwelling Units, rowhouses, townhouses, small-scale multi-unit housing and mobile homes.
Industrial	means all developments zoned for industrial uses under the Zoning Bylaw and all developments having industrial uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than industrial.
Institutional	means: (a) all developments zoned for Institutional use under the Zoning Bylaw; or (b) Institutional uses undertaken in buildings or on land where the zoning designation under the Zoning Bylaw is other than Institutional, including, but not limited to, schools and other educational facilities, congregate care facilities and other live/care accommodation, hospitals and other medical facilities, government buildings, public recreational facilities, fire halls, police stations, airport facilities, communications and energy facilities, waste disposal and other similar public and utility uses.
Multiple-Unit Dwelling	means a principal building consisting of three (3) or more Dwelling Units in one (1) or more buildings.
One-Unit Dwelling	means a principal building used exclusively for residential purposes and consisting of one (1) Dwelling Unit and may include a fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.
Secondary Suite	means a self-contained Dwelling Unit containing sleeping facilities, sanitary facilities, and cooking facilities that are for the exclusive use of the occupant(s) of the suite and is smaller than, secondary to, and connected to a primary Dwelling Unit located within a principal building on the same lot.
Single and Two Family Residential	means a One-Unit Dwelling, which may contain one (1) additional Dwelling Unit in the form of a Secondary

	Suite or an Accessory Dwelling Unit, or a Two-Unit Dwelling, wherein each unit may also contain one fully enclosed Secondary Suite.
Two-Unit Dwelling	means a principal building used exclusively for residential purposes and consisting of two (2) primary Dwelling Units and each primary Dwelling Unit in a Two-Unit Dwelling may include one (1) fully enclosed Secondary Suite as an independent Dwelling Unit located within the principal building.
Zoning Bylaw	means the Township of Langley Zoning Bylaw No. 2500, as amended or replaced.

Schedules and Notes

3. Schedules “A”, “B” and “C” are attached hereto and form part of this Bylaw.

4. The notes found at the bottom of Schedules “A”, “B” and “C” form part of this Bylaw.

Development Cost Charges

5. In accordance with the *Local Government Act*, every person who obtains:

    a) approval of a subdivision; or

    b) a building permit authorizing the construction, alteration or extension of a building or a structure, other than a permit authorizing the construction, alteration or extension of a building or structure or part of a building or structure where the value of the work authorized by the permit does not exceed $50,000;

    must pay to the Township of Langley the applicable Development Cost Charges set out in Schedules “A”, “B” and “C” of this Bylaw.

    c) For certainty, this Bylaw imposes charges in respect of a building permit or structure that will, after the construction, contain fewer than four dwelling units for which the dwelling unit in the building or structure will be for residential use.

6. For a type of development not identified under Schedules “A”, “B”, or “C” of this Bylaw, the imposition of a Development Cost Charge will be at the sole discretion of the Director of Community Development, or their designate, with the amount payable based on the most comparable type of development, as determined by the Director of Community Development for the Township of Langley, or their designate, acting reasonably.

7. Subject to the *Development Charge (Instalments) Regulation, B.C. Reg 166/84*, as amended or replaced from time to time, Development Cost Charges imposed pursuant to this Bylaw must be paid at time of approval of subdivision or at issuance of building permit.

8. A Development Cost Charge is not payable if the development does not impose new capital cost burdens on the Township of Langley. A new capital cost burden will be imposed where there is a new demand created for designated services. A determination of whether a development imposes a new capital cost burden on the Township of Langley will be in the sole discretion of the Director of Community Development for the Township of Langley. A determination of whether a new demand for services is created on a subdivision will be based on, among other things, the number of pre-existing fee simple lots (but excluding pre-existing stratified lots) prior to the subdivision. For greater certainty, and without limiting in any way what else may constitute a new capital cost burden, the creation of new fee simple lots will be deemed to have imposed a new capital cost burden on the Township of Langley for which development cost charges may be imposed.

9. For Development Cost Charges imposed pursuant to this Bylaw on Single and Two Family Residential subdivisions, a credit will be granted for each existing fee simple lot, but excluding an existing stratified lot, forming part of the subdivision at the time of the subdivision or building permit application. For Ground Oriented Multi Family Residential and Apartment Residential developments, a credit will be granted for each existing dwelling unit forming part of the development at time of the subdivision or building permit application. For non-residential developments, Development Cost Charges are assessed based on the additional Gross Floor Area, as applicable.

10. Where a developer is required to provide or pay to provide a specific service or part of a service pursuant to a Development Works Agreement under the *Local Government Act* and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the particular service, as set out in the schedules hereto, the amount of which shall be calculated as the cost of the work less the amount to be paid by the Township of Langley to the developer under the Development Works Agreement, other than any amount paid as interest.

11. Where a developer is required to provide or pay to provide a specific service or part of a service outside the boundaries of land being subdivided or developed, not pursuant to a Development Works Agreement under the *Local Government Act*, and the cost of the service is included in the calculations used to determine the amount of Development Cost Charges imposed pursuant to this Bylaw, then the cost of providing the service shall be deducted from the class of Development Cost Charges applicable to the subdivision or development for the service, as set out in the schedules hereto, the amount of which shall not exceed the lower of the following amounts:

    a) The amount of Development Cost Charges identified as “DCC Recoverable” in the DCC review report prepared as part of the Township of Langley DCC program, as amended, or replaced;

    b) The amount of Development Cost Charges calculated for the subdivision of building project pursuant to the provisions of this Bylaw for the class of service; or

c) The estimated amount for providing the service, as determined by the developer's qualified professional, acting reasonably.

Expenditures from DCC Reserves to Developers

12. Where the Township of Langley has entered into an agreement with a developer to complete works, including a Development Works Agreement under the *Local Government Act*, and those works are included in the calculations used to determine the amounts of Development Cost Charges imposed pursuant to this Bylaw, the Township of Langley may expend monies from the applicable Development Cost Charge reserve to repay the developer some or all of the capital costs the developer incurred in completing the project.

General Provisions

13. In this Bylaw, words importing the singular number include the plural number, and vice versa.

14. Langley Development Cost Charge Bylaw No. 5897 and amendments thereto are hereby repealed.

READ A FIRST TIME the	day of	, 2026
READ A SECOND TIME the	day of	, 2026
READ A THIRD TIME the	day of	, 2026
RECEIVED THE APPROVAL OF THE INSPECTOR OF MUNICIPALITIES the	day of	, 2026
ADOPTED the	day of	, 2026

_____ Mayor _____ Township Clerk

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

SCHEDULE "A"

RESIDENTIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Fire	Total
Single and Two Family Residential	du	$20,504	$14,638	$4,100	$7,160	$22,998	$2,978	$72,378
Ground Oriented Multi Family Residential	du	$13,558	$5,898	$2,846	$4,970	$15,963	$2,067	$45,302
Apartment Residential	du	$11,144	$4,046	$1,809	$3,159	$10,146	$1,314	$31,618

NOTE:

- Residential DCCs are imposed on each dwelling unit (du).
- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule "A" and is payable in addition to any other DCCs applicable to other uses in the development.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

SCHEDULE "B"

COMMERCIAL AND INSTITUTIONAL DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Fire	Total
Commercial	m^2 GFA	$53.00	$36.00	$14.00	$24.00	$77.00	$10.00	$214.00
Institutional	m^2 GFA	$52.99	$31.91	$13.75	$24.01	$77.11	$9.98	$209.75

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule "A" and is payable in addition to any other DCCs applicable to other uses in the development.
- Commercial and Institutional DCCs are imposed based on Gross Floor Area (GFA).

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY DEVELOPMENT COST CHARGES BYLAW NO. 6189

SCHEDULE "C"

INDUSTRIAL
DEVELOPMENT COST CHARGES

Type of Development	Unit	Road	Drainage	Sewage	Water	Parkland Acquisition and Development	Fire	Total
Industrial	m^2 GFA	$11.89	$33.67	$5.43	$9.48	$30.44	$3.94	$94.85

NOTE:

- The residential component of mixed-use developments, other than institutional, is calculated and assessed in accordance with Schedule "A" and is payable in addition to any other DCCs applicable to other uses in the development.
- Industrial DCCs are imposed based on Gross Floor Area (GFA).