

Update from Mayor Eric Woodward



New synthetic fields at Smith Athletic Park

The 2026 Township Budget is the culmination of a four-year plan to complete needed catch ups in public safety. The Township has an operating budget and a capital budget. The operating budget provides for fire, police, bylaw, park maintenance, road paving, snow removal, and many other critical, daily services that we all rely on.

Local governments are required to balance their budgets each year. As costs go up, local Councils either have to cut services or increase operating revenues to continue maintaining levels of service needed, from emergency response to park maintenance programs.

With that reality, we have to make some tough decisions and hard choices. This has been needed because of significant downloads from other levels of government. One significant example has been RCMP-related cost increases. Since 2022, Ottawa has imposed on the Township \$14-million in additional, annual costs.

Despite these challenges and other inflationary pressures we all face, Council managed to maintain one of the lowest tax rates in the region. While neighbouring municipalities are increasing their property taxes much higher than the rate of inflation, we are keeping it as low as possible.

We accomplished this by making strategic changes and reforms that benefit taxpayers in the long-run. Council paid off the property tax debt at the Langley Events Centre, and for other past projects. It also found many efficiencies in various administrative departments across the Township. This work has resulted in \$13-million in savings, offsetting these increases.

In fact, since 2022, 80% of budget increases have gone to public safety. In this year's budget, we have continued to advance key public safety investments, including:

- 2 new RCMP officers
- 16 new firefighters

- 1 new fire life safety educator
- 3 new Bylaw Enforcement officers

These investments will help us keep up with growth, reduce public safety response times, and improve municipal service levels. Ongoing, incremental investments like these ensure that we continue to keep pace with our growing population amid increased Provincial housing mandates. They are also key steps towards a safer and more vibrant, livable community.

The budget and its investments are supported by a 3.97% increase to property taxes, of which only 0.90% is for core municipal services. 1.59% is for RCMP, 1.26% is for Fire, and 0.22% is for Bylaws.

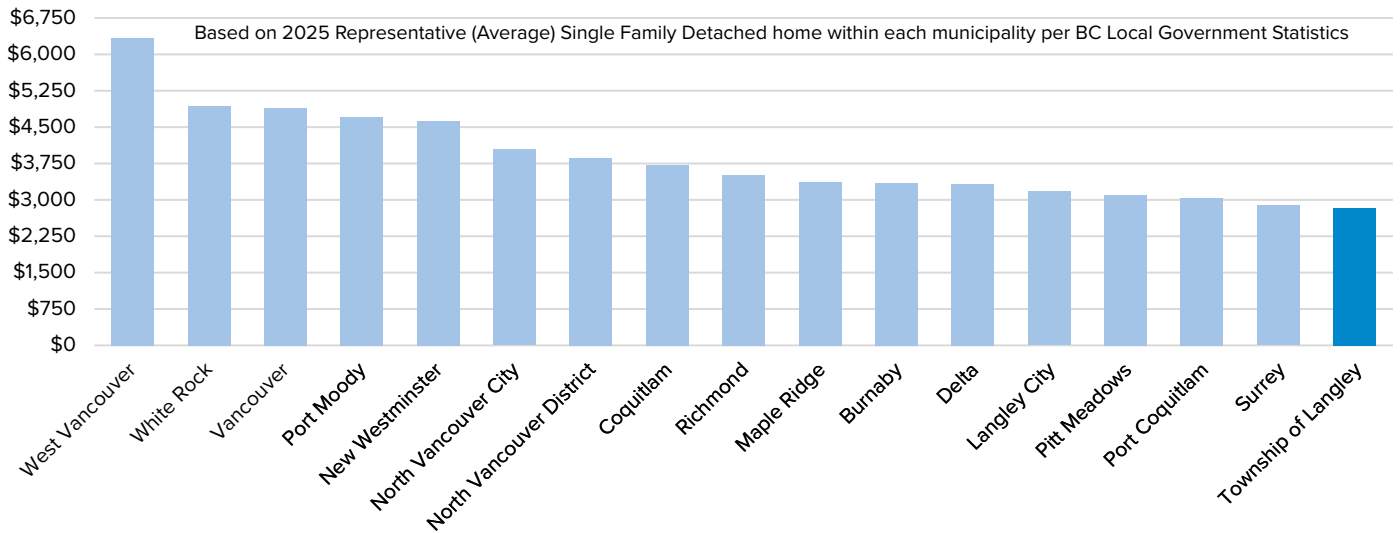
The capital budget includes numerous investments in infrastructure. Playground upgrades at Bell Park in Brookwood. \$15-million for the Strawberry Hill Reservoir Replacement. And a significant number of road improvement initiatives across our communities, including finally finishing 208 Street. Walnut Grove Community Park will see much needed upgrades, along with finishing Yorkson Community Park.

This 2026 budget proves again this year it is possible to invest in our future, enhance safety and service, and keep property taxes low. We must continue to improve, and deliver the maximum possible value for our property tax dollars we do pay.

We're delivering results, and making real progress for the Township of Langley. We know exactly what we are getting for our money: improved public safety, better roads, ongoing infrastructure renewal along with new parks and facilities.

If you ever have questions, ideas, or concerns, I'd love to hear from you. Please reach out anytime at ewoodward@tol.ca.

2025 General Municipal Taxes for a Representative House



Highlights from Budget 2026

- Continued investment in public safety with 2 new police officers, 16 new firefighters to staff the new firehall in Brookwood/Fernridge, 1 fire life safety educator, and 3 new bylaw officers.
- \$15 million for the Strawberry Hill Reservoir Replacement in Walnut Grove, to provide water.
- \$19.2 million for the 212 Connector to 77A Avenue for the new middle and high school in Willoughby.
- 208 Street Phase 4 improvements from 81 Avenue to 84 Avenue, including the completion of the intersection at 83 Avenue and 208 Street.
- The start of a number of road projects, including the construction of 202 Street from 80 Avenue to 86 Avenue, and 80 Avenue from 201 Street to 203 Street. Phase Three of Fraser Highway is also included, along with the detailed design of 203 Street between 62 Avenue and 67 Avenue, and 80 Avenue from 197 Street to 200 Street.
- \$5 million for Year 1 of 5 for the rural and urban local road reconstruction and rehabilitation program.
- Walnut Grove Community Park improvements for North Langley Diamond Sports.
- Completion of Yorkson Community Park between 80 Avenue and 82 Avenue for additional parking, walking track, public washrooms, and play areas.
- Additional RCMP detachment security upgrades.
- New LED video display for Willoughby Stadium and replacement displays for McLeod Athletic Park and Langley Events Centre.



Mayor Woodward inaugurating the pickleball courts



Widening of 208 Street and the Willowbrook Connector

Top Achievements for 2025

Township of Langley continues to advance major initiatives and capital projects to improve our livability, public safety, recreation facilities and services, park spaces, transportation, and community development to better prepare the Township for future growth and success.

Public Safety

- Added 11 firefighters, 2 RCMP officers, and 2 bylaw officers.
- RCMP detachment became autonomous on May 10, 2025 after two years' notice to the City of Langley.
- Significant upgrades funded for the RCMP detachment building.
- New Fire Hall No. 5 for Brookwood-Fernridge nearing completion, built to post-disaster standards with capacity for two and a half crews.

Roads and Transportation

- 208 Street: Phase 1 (64 Avenue to 72 Avenue) completed; Phase 2 (72 Avenue to 76 Avenue) substantially done; Phase 3 (76 Avenue to 81 Avenue) underway
- 80 Avenue (204 Street to 212 Street) under construction with sidewalks, treed medians, protected active transportation lane, and new pedestrian crossing at 207 Street; detailed design approved for the north side between 201 and 204 Streets.
- First section of the 212 Connector (74 Avenue from 208 Street to 210 Street) completed.
- 86 Avenue (200 Street to 202 Street) approved for completion in 2026.
- Old Yale Road reconstructed with new sidewalks, traffic calming, and two culvert replacements.
- Traffic calming completed at 11 locations, including near several schools and parks.

Parks and Recreation

- Major upgrades at Yorkson Community Park completed: new rugby field, warmup areas, pick-up/drop-off loop, parking, accessible playground, picnic areas, seating, 200+ new trees; spray park and bathrooms.
- New pump track opened across from Yorkson Community Park.
- Phase 1 of Smith Athletic Park completed, part of a planned 35+ acre education and soccer campus.
- Eleven new dedicated pickleball courts with lighting at the Langley Events Centre.
- Tennis courts resurfaced at Walnut Grove Community Park.

Housing and Building

- Grants secured under the BC Builds program up to \$42.5 million, which would be among the largest grants in Township history, for approximately 250 new rental units across 2 projects in Willoughby and Aldergrove within the new Langley Housing Trust, with 30% below market.
- Additional resources for faster building permit and housing application processing.

Community Amenities and Heritage

- New Fort Langley Library at salishan Place opened.
- Haldi House in Fort Langley being restored for public use.

Services and Operations

- Water, sewer, garbage, and recycling separated from property taxes (approved unanimously June 2024, effective 2025); voluntary residential water metering program launched, with quarterly billing targeted by 2027.
- Improved community maintenance and snow removal.
- Priority access for residents on registered recreation programs and Aldergrove outdoor pool/waterpark.
- Business licensing reforms, reduced secondary suite and business licensing fees.

Fiscal Management

- Core municipal services cost reduced by 0.4%, building on savings from 2023 and 2024.
- Additional property tax and utilities funded debt, initiated by previous councils, paid off, building on Langley Events Centre debt paid off in 2024.
- Strategic plan completed for Langley Regional Airport outlining expansion, capital investment, and long-term economic self-sustainability.



Newly completed playground at Yorkson Community Park



Haldi House set on its new foundation

Property Tax Breakdown

The tax rate, together with the assessed value of a property, determines the amount of property taxes payable each year. The Township does not determine property assessments, and increases in property assessments do not increase the Township's revenue.

Through the 2026 budget process, Council approved a 3.97% property tax increase. Based on the \$1.5 million average assessed value of a Township residential home, this will increase the Township's portion of property taxes by approximately \$9.01 per month.

The actual Township portion of taxes payable for a property depends on the change in the assessed value relative to the average assessment change in the same class. The average assessment for a residential property in the Township decreased by 2.79%. In other words, if your home assessment decreased by more than 2.79%, the increase in your Township portion of property tax payable should be

less than 3.97%; and if your home assessment decreased by less than 2.79%, the Township portion of property tax payable should be higher than 3.97%.

Provincial legislation requires the Township to collect property taxes for other taxing agencies, and the Township has no control over how these rates are determined.

These property tax dollars are collected, and paid directly to the Municipal Finance Authority, Metro Vancouver, BC Assessment, school taxes, and TransLink. Contact them directly for more information:

Municipal Finance Authority	1-250-383-1181
Metro Vancouver	604-432-6200
BC Assessment	1-866-825-8322
School Taxes	1-888-355-2700
TransLink	604-953-3333

Township Taxes Breakdown on a Class 1 property value of \$1,469,192.

- Township of Langley
\$2,826 (53%)
- Library Services
\$120 (2%)
- School Tax
\$1,705 (32%)
- TransLink
\$527 (10%)
- Regional Agencies
\$136 (3%)



Learn more at tol.ca/taxes.

The Township of Langley general municipal taxes represent 53% of the total, with the remaining amounts levied by other taxing agencies, such as the Province of BC and Metro Vancouver.

Township of Langley Taxes Breakdown

