



EXPLANATORY NOTE

BYLAW No. 3318

The 2026 – 2030 draft Financial Plan includes \$81.6M in operating expenditures and \$28.8M in capital expenditures. Approximately 75% of the operating expenditures are funded through property taxes and utility charges billed at the end of May each year.

The 2026 Financial Plan has a gap of \$1,596,600 between total revenues and planned expenditures which equates to a 3.57% increase in taxes to balance the budget. The budget includes the funding required to continue the same level of services provided in the prior year.

In addition to the bylaw as presented, Council has the option to consider amending the 2026 Financial Plan to include any changes they deem appropriate and consider additional Service Level Enhancements which will potentially impact the 3.57% property tax increase.

Factors Affecting the Financial Plan

Council and Community Priorities

The City's draft budget and service delivery for 2026 are guided by established Council priorities along with community feedback received throughout the year and other public consultations.

Overall, the draft budget reflects the City's ongoing focus to get the basics right, planning for and providing core municipal services (such as roads, utilities and other infrastructure, safety and recreation) that matter to residents and businesses.

External Factors

Major external factors that impact our Financial Plan include:

- Increased costs based on contract negotiations, including CUPE representing civic workers and IAFF representing firefighters;
- Rising costs from the RCMP contract including increases in the federally-negotiated collective agreement, additional equipment, and overall cost increases due to inflation;
- Increased costs from other external service providers such as Fraser Valley Regional Library and Metro Vancouver water, sewer and waste services;
- Inflation and escalating costs for supplies and contracted services for both operating and capital projects.

Reducing the Property Tax Burden

As we develop and review the Financial Plan the City aims to minimize the property tax burden through careful review of expenditures and revenues, deferral of non-critical items, setting appropriate fees and charges, selective use of reserves, and leveraging grants from other levels of government

Financial Impact

The impact of 3.57% property tax increase affects each class, or type of property differently depending on how individual property tax assessments have changed. To adjust for market value shifts, the City can adjust tax rates for each property class.

In addition to property taxes, utility fees are also charged to our property owners. Utility rate increases will be presented to Council for approval in December 2025. Utility rate increases are based on increase in expenditures by Langley City and increase in Metro Vancouver rates – which are presented in the table below.

Utility Increases

	<i>Langley City</i>	<i>Metro Vancouver</i>	<i>Total Increase</i>
Water	4.62%	8.41%	6.78%
Sewer	3.00%	6.07%	4.73%

The total impact on average properties are presented below.

Multi-Family Impact

This is our largest class of properties with approx. 7,700 properties. Properties in this class include Condominiums, Townhouses and Multi-plex homes. An average home valued at \$580,434, consuming an average amount of utilities, will experience a \$100.80 increase in annual municipal property taxes and utility fees, this works out to \$8.40 per month.

Multi-Family Impact

	<i>Annual Fee</i>	<i>Annual Change</i>	<i>Monthly Change</i>	<i>Percent Change</i>
Municipal Taxes	\$ 1,369.80	\$ 47.22	\$ 3.94	3.57%
Water	466.40	32.30	2.69	7.44%
Sewer	441.32	21.28	1.77	5.07%
Total Impact	2,277.52	100.80	8.40	4.63%

Single Family Impact

This is our second largest class of properties with approx. 3,500 properties. Properties in this class include single detached homes located on their own lot. An average home valued at \$1,369,059, consuming an average amount of utilities, will experience a \$245.43 increase in annual municipal property taxes and utility fees, this works out to \$20.45 per month.

Single Family Impact

	<i>Annual Fee</i>	<i>Annual Change</i>	<i>Monthly Change</i>	<i>Percent Change</i>
Municipal Taxes	\$ 3,230.90	\$ 111.37	\$ 9.28	3.57%
Water	754.80	56.10	4.68	8.03%
Sewer	711.24	36.96	3.08	5.48%
Solid Waste	432.00	41.00	3.42	10.49%
Total Impact	5,128.94	245.43	20.45	5.03%

Business & Light Industries Impact

In addition to residential properties, the City collect approximately 47% of annual property taxes from properties classified as Business (638 properties) and Light Industrial (79 properties).

These properties are presented without including utilities as the use at individual properties can greatly vary. For instance, a business may simply have a single washroom for staff or may use 100,000 litres of water a day for production purposes.

Business / Light Industrial Impact

	<i>Annual Fee</i>	<i>Annual Change</i>	<i>Monthly Change</i>	<i>Percent Change</i>
Business / Other	\$ 28,582.00	\$ 984.00	\$ 82.00	3.57%
Light Industrial	32,205.00	1,109.00	92.42	3.57%

Service Level Enhancements under consideration

As part of the 2026 Financial Plan, Council will consider service level enhancements which will further increase property taxation in addition to the base 3.57% taxation increase.

The overarching theme of these proposed enhancements is to support the growth and safety of our community while strengthening the internal capacity of our organization. These changes are not only focused on improving existing operations and adding key staffing resources, but also on ensuring we meet our legislative and regulatory responsibilities. This includes compliance with the Provincial purchasing requirements, the Freedom of Information and Protection of Privacy Act (FOIPPA), adherence to WorkSafeBC safety standards, and alignment with human rights obligations. Additionally, the enhancements are designed to support our ability to meet other provincial mandates such as the provincial housing targets, ensuring we are well-positioned to respond to the evolving needs of our municipality.

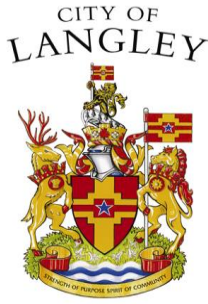
Importantly, these investments address the reality of our currently lean staff contingent, which has been operating under significant pressure to maintain service levels. To continue delivering high-quality services to our residents—and to expand our capacity in line with growing demands—it is essential to bolster our staff complement. This will enable us to meet both operational and strategic

objectives more effectively, while fostering a resilient and responsive municipal organization.

Together, these enhancements reflect our commitment to responsible governance, transparency, and inclusive community development.

2026 Service Level Enhancement

	<i>\$ impact</i>	<i>% impact</i>
Prior Council Commitment / Approval in Principle		
LCFRS – 2 firefighters	400,000	0.89%
RCMP – 2 members	320,000	0.71%
	\$ 720,000	1.60%
Service Level Enhancements (Staffing)		
Procurement Manager	173,000	0.39%
Business Systems Analyst	142,000	0.32%
Communications Officer	129,750	0.29%
Human Resources Assistant	111,800	0.25%
Assistant Fire Chief	205,000	0.46%
FOI and Privacy Coordinator	110,000	0.25%
Facilities Supervisor	143,600	0.32%
Permits and Licensing Clerical	60,000	0.13%
Engineering Clerical	90,000	0.20%
	\$ 1,165,150	2.61%
Other Requests		
Infrastructure Replacement Levy	447,780	1.00%
Extend pool season (spring)	68,900	0.15%
	\$ 516,680	1.15%



2026 – 2030 FINANCIAL PLAN

BYLAW No. 3318

A Bylaw to adopt the Financial Plan for 2026 - 2030.

WHEREAS Section 165 Community Charter provides that a Council must have a Financial Plan that is adopted annually, by bylaw, before the annual property tax bylaw is adopted;

AND WHEREAS the City has undertaken a process of public consultation prior to the adoption of the Financial Plan;

NOW THEREFORE, the Council of the City of Langley, in open meeting assembled, enacts as follows:

1) Title

- 1.1 This Bylaw shall be cited for all purposes as the "Financial Plan 2026 – 2030 Bylaw, 2025, No. 3318."

2) Schedules

- 2.1 Schedule "A", attached hereto and forming part of the Bylaw, is adopted as the Financial Plan of the City of Langley for the period 2026 - 2030.
- 2.2 Schedule "B", attached hereto and forming part of the Bylaw, is adopted as the Capital Improvement Plan of the City of Langley for the period 2026 – 2035.
- 2.3 Schedule "C", attached hereto and forming part of the Bylaw, is adopted as the "Financial Plan Objectives and Policies" of the City of Langley for the period 2026 – 2030.

3) Severability

3.1 If a portion of this Bylaw is found invalid by the court, it will be severed, and the remainder of the Bylaw will remain in effect.

READ A FIRST AND SECOND TIME this seventeenth day of November, 2025.

STATUTORY NOTICE PROVIDED this twenty-first day of November, 2025.

AN OPPORTUNITY FOR PUBLIC COMMENT PROVIDED this ____ day of _____,

READ A THIRD TIME this ____ day of _____, ____.

FINALLY ADOPTED this ____ day of _____, ____.

MAYOR

CORPORATE OFFICER

Schedule "A"

CONSOLIDATED FINANCIAL PLAN SUMMARY								
	2024 Actuals	2025 Budget	2025 YTD	2026 Budget	2027 Budget	2028 Budget	2029 Budget	2030 Budget
Consolidated Revenues								
Property Value Taxes	\$ 41,530,982	\$ 44,778,430	\$ 44,715,533	\$ 46,590,980	\$ 48,462,470	\$ 49,861,670	\$ 51,316,200	\$ 52,827,980
Fees and Charges	17,698,189	19,332,410	17,220,261	20,466,660	21,145,880	21,916,460	22,622,890	23,372,860
Revenue Other Services	16,925,221	13,460,510	9,782,943	14,535,450	14,534,120	14,532,750	14,531,340	14,529,890
	76,154,392	77,571,350	71,718,737	81,593,090	84,142,470	86,310,880	88,470,430	90,730,730
Consolidated Expenditures								
General Government Services	7,191,171	7,903,630	5,945,558	8,449,690	8,675,480	8,908,610	9,149,370	9,397,980
Policing Service	16,728,173	18,631,800	6,298,642	19,704,830	20,821,610	21,574,220	22,364,450	23,194,170
Fire Rescue Service	6,464,881	7,918,750	5,603,993	8,336,860	8,547,760	8,764,960	8,988,730	9,219,110
Other Protective Services	912,181	1,087,960	751,158	1,149,650	1,158,370	1,167,340	1,176,560	1,186,080
Engineering and Operations	3,947,323	4,244,890	3,259,535	4,420,160	4,511,270	4,605,040	4,701,730	4,801,270
Development Services	1,960,284	2,046,770	1,223,531	2,117,990	2,164,190	2,211,740	2,260,750	2,311,210
Solid Waste	874,701	1,250,960	816,756	1,467,700	1,468,440	1,469,190	1,469,970	1,470,770
Recreation	4,927,852	5,666,200	4,257,432	5,898,620	6,055,400	6,216,890	6,383,240	6,554,550
Parks	2,785,899	2,860,760	2,251,037	2,925,030	2,979,060	3,034,670	3,091,940	3,150,940
Sewer & Drainage	3,799,028	5,703,170	4,945,727	5,987,680	6,393,260	6,859,520	7,302,750	7,780,020
Water	4,797,041	5,277,610	3,798,522	5,684,760	5,792,510	5,923,580	6,005,820	6,089,510
Interest	216,805	181,400	118,729	125,650	125,650	125,650	125,650	125,650
Amortization	6,377,562	6,400,000	-	7,300,000	7,400,000	7,500,000	7,600,000	7,700,000
	60,982,901	69,173,900	39,270,620	73,568,620	76,093,000	78,361,410	80,620,960	82,981,260
Excess of revenue over expenditures	15,171,491	8,397,450	32,448,117	8,024,470	8,049,470	7,949,470	7,849,470	7,749,470
Add:								
Transfer from Reserve Accounts	629,484	927,570	-	927,570	927,570	927,570	927,570	927,570
Transfer from Statutory Reserves	-	-	-	-	-	-	-	-
Transfer from General Surplus	-	-	-	125,000	-	-	-	-
Transfer from Equity	6,377,562	6,400,000	-	7,300,000	7,400,000	7,500,000	7,600,000	7,700,000
	7,007,046	7,327,570	-	8,352,570	8,327,570	8,427,570	8,527,570	8,627,570
Deduct:								
Debt Servicing	819,827	1,775,170	1,775,165	1,775,200	1,775,200	1,775,200	1,775,200	1,775,200
Transfer to Reserve Accounts	15,933,328	10,975,700	7,300,525	11,627,690	11,627,690	11,627,690	11,627,690	11,627,690
Transfer to Statutory Reserves	5,336,176	2,974,150	2,766,585	2,974,150	2,974,150	2,974,150	2,974,150	2,974,150
	22,089,331	15,725,020	11,842,275	16,377,040	16,377,040	16,377,040	16,377,040	16,377,040
Surplus (Deficit)	\$ 89,206	\$ -	\$ 20,605,842	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule “B”

CAPITAL IMPROVEMENT PLAN - SUMMARY										
Capital Projects	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
General Government	972,180	115,000	305,000	95,000	245,000	270,000	165,000	285,000	265,000	265,000
Protective Services	675,000	31,196,440	42,050,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Engineering Operations	22,052,965	6,509,234	6,250,000	8,483,593	11,812,229	7,297,000	6,342,000	9,320,578	4,125,000	5,065,000
Parks	1,960,000	1,942,500	1,581,611	1,657,715	2,059,153	667,500	1,357,500	1,395,363	1,851,188	722,250
Recreation	246,015	126,000	60,500	50,000	150,000	20,000	-	20,000	-	-
Sewer & Drainage Utility	1,412,120	2,210,000	1,810,000	1,580,000	2,544,474	2,350,000	2,150,000	2,940,113	1,700,000	1,350,000
Water Utility	1,480,000	2,909,400	2,771,776	1,715,695	2,128,037	2,124,365	2,025,000	1,250,000	2,893,000	1,950,000
Total Projects	28,798,280	45,008,574	54,828,887	13,632,003	18,988,893	12,778,865	12,089,500	15,261,054	10,884,188	9,402,250
Available funding										
Capital Works Reserve	10,413,016	2,580,245	2,276,990	65,000	215,000	818,795	140,000	692,261	240,000	240,000
Casino Revenues	7,372,897	6,712,435	6,867,435	4,711,965	6,191,776	6,707,435	5,682,898	6,707,435	5,875,863	5,442,613
Community Amenity Funds	1,381,028	-	20,000	1,397,090	20,000	20,000	20,000	20,000	20,000	-
Community Works (Gas Tax)	157,060	163,340	163,340	163,340	163,340	163,340	163,340	163,340	163,340	163,340
DCC's	4,370,739	2,097,018	3,122,503	4,152,922	9,339,373	2,173,981	1,499,033	5,431,607	1,186,807	1,316,405
Fire Department Equipment	-	-	-	-	-	-	-	-	-	-
Future Police Cost Reserve	-	181,440	181,440	35,000	35,000	35,000	35,000	35,000	35,000	35,000
Grants	2,968,667	31,000	10,040,500	30,000	150,000	-	-	-	-	-
Growing Community Fund	-	-	-	-	-	-	-	-	-	-
Machinery Replacement	500,000	300,000	400,000	230,000	300,000	230,000	450,000	150,000	150,000	150,000
Major P&R Reserve	-	-	-	-	-	-	-	-	-	-
Municipal Road Network Reserve	-	750,000	100,000	750,000	500,000	500,000	1,000,000	500,000	500,000	300,000
Office Equipment	-	50,000	50,000	45,000	45,000	45,000	40,000	40,000	40,000	40,000
Parks & Recreation	67,300	142,970	67,724	143,026	2,712	74,571	503,504	144,754	321,749	14,892
Prosperity Fund	-	-	-	-	-	-	-	-	-	-
Sewer Future Capital	1,187,573	938,225	1,010,000	970,902	1,015,411	950,000	978,225	726,657	1,100,000	750,000
Special Bond Reserve	-	-	-	-	-	-	-	-	-	-
Water Future Capital	380,000	1,061,900	528,955	937,758	1,011,280	1,060,744	1,577,500	650,000	1,251,430	950,000
Total Funding	28,798,280	15,008,574	24,828,887	13,632,003	18,988,893	12,778,865	12,089,500	15,261,054	10,884,188	9,402,250
Project Specific Borrowing	-	30,000,000	30,000,000	-	-	-	-	-	-	-
Unfunded Projects	-	-	-	-	-	-	-	-	-	-
Debt Require to Fund Projects	-	30,000,000	30,000,000	-	-	-	-	-	-	-

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FINANCIAL PLAN 2026 – 2030

BYLAW NO. 3318

Schedule 'C'

Financial Plan Objectives and Policies

In accordance with Section 165(3.1) of the Community Charter, the City of Langley is required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

1. The proportion of total revenue that comes from each of the funding sources described in Section 165(7) of the Community Charter,
2. The distribution of property taxes among the property classes, and
3. The use of permissive tax exemptions

1) Funding Sources

The following table shows the proportion of total revenue to be raised from each funding source in 2025.

Revenue Source	% of Total Revenues	Dollar Value
Property tax revenue	57.10%	\$46,590,980
Grants in lieu of taxes	0.72%	590,020
User fees & other revenue	26.40%	21,540,600
Gaming proceeds	9.19%	7,500,000
Government transfers	2.98%	2,428,240
Investment earnings	3.61%	2,943,250
Total	100.00%	\$81,593,090

Property taxes form the greatest proportion of revenues. As a revenue source, property taxation is efficient to administer and understandable for the residents. It is a stable and reliable source of revenue to fund core services like general administration, police services, fire services, bylaw enforcement, and street lighting which would be difficult to fund on a user pay basis. Properties held by government organization which are exempt from taxation grant the City funds in lieu of property taxation.

User fees & other revenue form the second largest portion of the revenues. Water and sewer usage are billed based on the water meter consumption. Building permit, business licenses and sale of services are also on a user pay basis which attempts to apportion the value of the services provided to those who use the service.

Casino proceeds are used primarily to fund capital infrastructure renewal.

Objective

To maintain the property value tax proportion to the same proportion that it is currently.

Policies

The City will review all user fee levels to ensure they are adequately meeting both the capital and delivery costs of the services.

2) Distribution of Property Tax Rates

As the 2026 property tax assessment data is not available, the City will strive to maintain similar property tax distribution as prior years. The following table outlines the distribution of property taxes among the property tax classes based on prior years' property tax allocations.

Property Class	% of Total Property Taxation	Dollar Value
Residential (1)	52.0%	\$24,227,310
Utilities (2)	0.8%	372,728
Light Industrial (5)	6.5%	3,028,414
Business & Other (6)	40.3%	18,776,165
Recreation / Non-Profit (8)	0.4%	186,364
Total	100.0%	\$46,590,980

The residential property tax class provides the largest proportion of property tax revenue which is consistent with most other jurisdictions.

Objective

To maintain the 1:3 maximum ratio between the residential and business class properties. As the assessment information for 2026 is not available, the City will strive to adjust the percent of Total Property Taxation allocation accordingly to minimize any deviation from the 1:3 ratio between the residential and business class properties.

Policies

Continue where possible to supplement the revenues from user fees and charges to help offset the burden on the entire property tax base. Maintain the ratio of the residential to business class close to the average ratio in Metro Vancouver.

3) Permissive Tax Exemption

The City has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions every year.

Objective

The City will continue to support those organizations that have received a permissive tax exemption in the past and review new applications as they arise.

Policies

The City adopted a new permissive tax exemption bylaw in the Fall of 2025. The City also adopted a revitalization tax exemption to support the efforts identified in the Downtown Master Plan.