



EXPLANATORY MEMO

FEES AND CHARGES BYLAW, 2010, No. 2837,
AMENDMENT NO. 36, 2024
No. 3297

The purpose of this bylaw is to amend the Fees and Charges Bylaw to update:

Schedule 2 – Administration Fees (new fees for City records searches)

Schedule 4 – Building Permit Fees (increase various fees, new fees related to title searches, restrictive covenant details, and digital archiving of plans and documents)

Schedule 5 – Business Licence Fees (increase all business licence fees by the percentage increase in the Statistics Canada Consumer Price Index for Vancouver between August 1 in the year prior to the preceding year and August 1 in the preceding year)

Schedule 11 – Planning, Land and Development Fees (increase various fees, new fees related to Zoning Bylaw Amendment – Master Planned Sites, Tenant Relocation Policy, Board of Variance administrative fee)

Schedule 15 – Sanitary Sewer Rates (increase rates)

A review was undertaken of the various fees and charges to ensure that they have been incremented for inflation that has occurred over the time since the original charges were introduced

A detailed listing of the changes is included below for reference.

Schedules	Current Fee/Charge	New Fee/Charge	\$ Change	% Change	Rationale for New Fee/Increase in Rate of Existing Fee
Schedule 2 - Administration Fees					
The search of publicly available City records for information where it is determined by the Department Head that research could involve staff time in excess of 15 minutes but not exceeding one hour		\$ 75.00			To recover cost of staff research time in responding to various record search requests.
Additional charge payable for each additional 15 minutes or portion thereof, required to research publicly available City records for information		\$ 25.00			To recover cost of staff research time in responding to various record search requests.

Schedules	Current Fee/Charge	New Fee/Charge	\$ Change	% Change	Rationale for New Fee/Increase in Rate of Existing Fee
Schedule 4 - Building Permit Fees					
Single Family Dwellings (new dwellings, additions, alterations, renovations)	\$ 154.00	\$ 200.00	\$ 46.00	30%	To account for cpi(inflation), increased complexity and volume of permit applications received and to remain competitive with neighbouring municipalities. Additional requirements, such as peer review for geotechnical, use of staged building permits (cost recovery for requiring more staff time, but also improves process timing for builders). The averaged BP application fees for Township of Langley, Surrey, Abbotsford, White Rock and Port Moody is \$212.
Alterations, Renovations or Tenant Improvements	\$ 154.00	\$ 170.00	\$ 16.00	10%	
All other Permits	\$ 154.00	\$ 200.00	\$ 46.00	30%	
\$0-\$10,000	\$ 154.00	\$ 200.00	\$ 46.00	30%	
Building Moves outside the City	\$ 154.00	\$ 200.00	\$ 46.00	30%	
Transfer or Renewal of Permit	\$ 154.00	\$ 200.00	\$ 46.00	30%	
Demolition Permit	\$ 154.00	\$ 200.00	\$ 46.00	30%	
Re-inspection Fee	\$ 77.00	\$ 150.00	\$ 73.00	95%	
Review of an Alternative Solution Report	\$ 440.00	\$ 650.00	\$ 210.00	48%	
Base plumbing permit fee	\$ 77.00	\$ 100.00	\$ 23.00	30%	
Fee for each plumbing fixture	\$ 25.85	\$ 40.00	\$ 14.15	55%	
Fire suppression sprinkler system permit	\$ 77.00	\$ 100.00	\$ 23.00	30%	
each sprinkler head	\$ 1.75	\$ 4.00	\$ 2.25	129%	
Plumbing Permit (where there is no separate building permit required)	\$ 77.00	\$ 100.00	\$ 23.00	30%	
Fire Sprinkler System	\$ 77.00	\$ 100.00	\$ 23.00	30%	
\$0 - \$10,000	\$ 154.00	\$ 200.00	\$ 46.00	30%	
\$500,001 and over	\$ 4,940.00	\$ 5,286.00	\$ 346.00	7%	
\$1,000 or part thereof over \$500,000	\$ 9.35	\$ 10.00	\$ 0.65	7%	
Building Moves within and into the City	\$ 154.00	\$ 200.00	\$ 46.00	30%	
Revision of or change of building plans or related documents (After permit issuance)	\$ 60.00	\$ 100.00	\$ 40.00	67%	To recognize staff time spent on reviewing applicant initiated revised plans/documents before and after permit issuance. Wording change
Title search fee		\$ 30.00	\$ 30.00	0%	To enhance customer service experience when title search is not included with permit applications.
Restrictive covenant details		\$ 50.00	\$ 50.00	0%	To enhance customer service experience when restrictive covenant details are not included with permit applications.
Digital archive fee per page		\$ 3.00	\$ 3.00	0%	To recover cost for archiving digital plans and document received with permit applications.

Schedules	Current Fee/Charge	New Fee/Charge	\$ Change	% Change	Rationale for New Fee/Increase in Rate of Existing Fee
Schedule 5 - Business Licence Fees					
Non-resident	\$ 226.00	\$ 230.00	\$ 4.00	2%	Changing Footnote ¹ on Schedule as follows: "The above fees shall be increased on January 1 of each year by the greater of 3% or any percentage increase in the Statistics Canada Consumer Price Index for Vancouver between August 1 in the year prior to the preceding year and August 1 in the preceding year"
Mobile Vendor	\$ 1,747.00	\$ 1,782.00	\$ 35.00	2%	
Food Primary (restaurant)	\$ 289.00	\$ 295.00	\$ 6.00	2%	
Liquor Primary (bars, pubs)	\$ 6,267.00	\$ 6,392.00	\$ 125.00	2%	
Liquor Primary (cabarets, nightclubs)	\$ 8,857.00	\$ 9,034.00	\$ 177.00	2%	
Gaming Activities	\$ 8,857.00	\$ 9,034.00	\$ 177.00	2%	
Personal Health Enhancement Centres	\$ 8,857.00	\$ 9,034.00	\$ 177.00	2%	
Residential Rental Property (certified)	\$ 226.00	\$ 230.00	\$ 4.00	2%	
Residential Rental Property (uncertified)	\$ 807.00	\$ 823.00	\$ 16.00	2%	
Home Occupation	\$ 226.00	\$ 230.00	\$ 4.00	2%	
Newspaper Vending	\$ 226.00	\$ 230.00	\$ 4.00	2%	
Newspaper Vending - Plus box	\$ 35.00	\$ 35.70	\$ 0.70	2%	
All other uses	\$ 226.00	\$ 230.00	\$ 4.00	2%	

Schedules	Current Fee/Charge	New Fee/Charge	\$ Change	% Change	Rationale for New Fee/Increase in Rate of Existing Fee
Schedule 11 - Planning, Land and Development Fees					
Board of Variance Application Appeal	\$ 250.00	\$ 500.00	\$ 250.00	100%	To recover administration costs incurred for a Board of Variance application, which requires 2-3 staff to process applications and hold BOV meetings.
Board of Variance Application - Additional Fee	\$ -	\$ 150.00	\$ 150.00	0%	To recover administration costs incurred when an application is deferred due to failure of the applicant to meet requirements by the stated deadline
Development Permit and Development Variance Permit- application fees	\$ 3000; additional fee of \$100/residential unit and \$1.00 per square metre of gross floor area for Development Permits only	\$5000; additional fee of \$100/residential unit and \$1.00 per square metre of gross floor area for Development Permits only	\$ 2000; no change in additional fee	67% for initial fee, no change for additional fee	To account for cpi (inflation) and recover costs of processing Development Permits through the stages of pre-application staff review, application staff review, Advisory Design Panel and Council review, which is between a 3 to 6 month process involving 1 to 3 staff, and increasingly requires the need of more senior staff expertise. This approach helps to speed up processing times for applicants which is business friendly and accelerates housing production.
Development Permit - maximum fee	\$ 12,000.00	\$ 15,000.00	\$ 3,000.00	25%	See above rationale for Development Permits for rationale.
Zoning Bylaw Amendment - Map	\$6000; additional fee of \$0.10 per square metre of site area	\$6000; additional fee of \$0.20 per square metre of site area	\$0.10 additional fee per square metre of site area	no change for initial fee; 100% change for additional fee	To account for cpi (inflation) and recover costs of processing rezonings, which are increasing in complexity and volume, and increasingly requires the need of more senior staff expertise. and are typically combined with Development Permit applications, through the stages of pre-application staff review, application staff review, Advisory Design Panel and Council review, which is between a 3 to 6 month process involving 1 to 3 staff. This approach helps to speed up processing times for applicants which is business friendly and accelerates housing production. In comparison the proposed new combined rezoning and Development Permit fee for a 6 storey 120 unit apartment building is \$21,700, up from the current \$18,350 and compared to \$38,885 in the Township of Langley and \$38,700 in Port Moody.

Schedules	Current Fee/Charge	New Fee/Charge	\$ Change	% Change	Rationale for New Fee/Increase in Rate of Existing Fee
Zoning Bylaw Amendment - Text	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	100%	To recover costs of processing rezonings, which are increasing in complexity and volume.
Zoning Bylaw Amendment - Master Planned Sites		up to 5 acres \$15,000; up to 10 acres \$20,000; over 10 acres \$25,000			To recover costs of complex applications involving additional land use, design and servicing analysis by staff and additional meetings with applicants, and larger land area and complexity of phased development.
Tenant Relocation Policy (use of with a rezoning and/or DP application)		\$ 10,000.00			To recover cost of additional tasks and staff time related to discussions with developer regarding tenant relocation requirements, and liaising with tenant relocation coordinators and tenants.
Official Community Plan Amendment	\$ 10,000.00	\$10,000; additional fee of \$0.20 per square metre of site area			To recover costs of processing OCP amendments, which can be complex and require more senior staff expertise.
Subdivision Application (Standard, Bare Land Strata, Strata Conversion and Phased Strata)	2000; additional fee of \$100 per lot	3000; additional fee of \$100 per lot	\$1000; no change in additional fee	50% for initial fee; no change for additional fee	To recover costs of processing subdivisions, which are becoming increasingly complex and require more senior staff expertise due to larger mixed-use and mixed-tenure developments and more complicated single detached and plex-home subdivisions.

Schedules	Current Fee/Charge	New Fee/Charge	\$ Change	% Change	Rationale for New Fee/Increase in Rate of Existing Fee
Schedule 15 - Sanitary Sewer Rates					
Base Charge (per Dwelling - Annual)	\$ 75.00	\$ 75.00	\$ -	0%	
Annual Billings	\$ 1.82	\$ 2.27	\$ 0.45	25%	In 2025, the main contributing factor behind the sewer rate increase is the City's annual sewerage treatment levy from Metro Vancouver. Due to capital cost increases of the North Shore Waste Water Treatment Plant, Metro Vancouver has allocated those costs throughout the region. For the City of Langley it added \$831,000 specifically for this project to our annual levy which represents 71% or \$0.32 of our rate increase. The remaining increase is due to community growth, increased wages and other inflationary budget increases.
Base Charge (per Dwelling - Bi-Monthly)	\$ 13.89	\$ 13.89	\$ -	0%	
Bi-Monthly Billing	\$ 2.02	\$ 2.52	\$ 0.50	25%	In 2025, the main contributing factor behind the sewer rate increase is the City's annual sewerage treatment levy from Metro Vancouver. Due to capital cost increases of the North Shore Waste Water Treatment Plant, Metro Vancouver has allocated those costs throughout the region. For the City of Langley it added \$831,000 specifically for this project to our annual levy which represents 71% or \$0.36 of our rate increase. The remaining increase is due to community growth, increased wages and other inflationary budget increases.



**FEES AND CHARGES BYLAW, 2010, No. 2837,
AMENDMENT NO. 36, 2024
No. 3297**

A Bylaw to amend fees and charges for various services offered by the City of Langley.

1. Title

- (1) This bylaw shall be cited as the “Fees and Charges Bylaw, 2010, No. 2837, Amendment No. 36, 2024, No. 3297.”

2. Amendments

- (1) Fees and Charges Bylaw, 2010, No. 2837 is hereby amended by:
 - (a) Replacing Schedule 2 – Administration Fees with revised Schedule 2 - Administration Fees attached to and forming part of this Bylaw.
 - (b) Replacing Schedule 4 – Building Permit Fees with revised Schedule 4 – Building Permit Fees attached to and forming part of this Bylaw.
 - (c) Replacing Schedule 5 – Business Licence Fees with revised Schedule 5 – Business Licence Fees attached to and forming part of this Bylaw.
 - (d) Replacing Schedule 11 – Planning, Land and Development Fees with revised Schedule 11 – Planning, Land and Development Fees attached to and forming part of this Bylaw.
 - (e) Replacing Schedule 15 – Sanitary Sewer Rates with revised Schedule 15 – Sanitary Sewer Rates attached to and forming part of this Bylaw.

3. Severability

If any portion of this bylaw is declared invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the bylaw is deemed valid.

4. Force and Effect

- (1) This bylaw shall come into force and effect on January 1, 2025.

READ A FIRST, SECOND AND THIRD TIME on this day of , 2024.

ADOPTED this day of , 2024.

MAYOR

CORPORATE OFFICER

Schedule 2 – Administrative Fees
Miscellaneous Corporate

Mapping Fees and Computer Information Charges (all fees are subject to applicable taxes)		
Description	Fees	
	Sheet or .pdf file	Book or .pdf file
Arch D Size Sheets (24" x 36") (Scale 1:2000) 8 sheets	\$ 15.00	\$100.00
Arch E Size Sheets (36" x 48") (Scale 1:4000) Entire City	\$ 30.00	n/a
Miscellaneous Documents		
OCP Bylaw	\$ 30.00	
Zoning Bylaw (Consolidated)	\$ 30.00	
Mapping Data		
Digital Files (First MB)	\$100.00	
Digital Files (Additional MB)	\$ 35.00	
Labour (Per hour – minimum one half hour)	\$ 60.00	
USB Drive	\$ 25.00	
Finance Charges (all fees are subject to applicable taxes)		
Description	Fees	
Mortgage Company Property Tax Listings	align="center">\$12.00 per property	
Property Tax Certificate, (Non-Owner Request)	align="center">\$ 40.00	
Property Tax Certificate (Owner Request)	align="center">No charge	
Property Tax Certificate (Online Request)	align="center">\$ 40.00	
Non-sufficient Funds Returned Cheque Fee	align="center">\$ 30.00	
Refund Processing Fee	align="center">\$ 25.00	
Routine Requests for Information Charges (all fees are subject to applicable taxes)		
Description	Fees	
The search of publicly available City records for information where it is determined by the Department Head that research could involve staff time in excess of 15 minutes but not exceeding one hour	align="center">\$ 75.00	
Additional charge payable for each additional 15 minutes or portion thereof, required to research publicly available City records for information	align="center">\$ 25.00	
Miscellaneous Charges (all fees are subject to applicable taxes)		
Description	Fees	
Criminal Records Search for an individual (without fingerprinting)	align="center">\$ 65.00	
Criminal Records Search for student courses, job experience or practicum	align="center">\$ 25.00	
Criminal Records Search for City Employees (without fingerprinting)	align="center">No charge	
Criminal Records Search for volunteers of a City organization	align="center">No charge	
Fingerprinting	align="center">\$ 65.00	

Miscellaneous Charges (continued) (all fees are subject to applicable taxes)	
Description	Fees
Police Certificates/Waivers	\$ 65.00
Mural Application Fee	\$100.00
Routine Information Request The search of publicly available City records for information where it is determined by the Department Head that research could involve staff time in excess of 15 minutes but not exceeding one hour	\$ 75.00
Additional charge payable for each additional 15 minutes or portion thereof, required to research publicly available City records for information	\$ 25.00
City Pins	\$ 1.00

Schedule 2 – Administrative Fees
Miscellaneous Corporate

Freedom of Information Requests and Copying Charges (all fees are subject to applicable taxes)	
Description	Fees
1. For applicants other than commercial applicants:	
(a) for locating and retrieving a record	\$7.50 per ¼ hour after the first 3 hours
(b) for producing a record manually	\$7.50 per ¼ hour
(c) for producing a record from a machine readable record from a server or computer	\$7.50 per ¼ hour for developing a computer program to produce the record
(d) for preparing a record for disclosure and handling a record	\$7.50 per ¼ hour
(e) for shipping copies	Actual costs of shipping method chosen by applicant
(f) for copying records	
(i) USB Drive	\$25.00 per USB Drive
(ii) photographs (colour or black and white)	\$ 5.00 to produce a negative \$12.00 each for 16" x 20" photograph \$ 9.00 each for 11" x 14" photograph \$ 4.00 each for 8" x 10" photograph \$ 3.00 each for 5" x 7" photograph
(iii) photographic print of textual, graphic or cartographic record, black and white	\$12.50 each (8" x 10")
(iv) dot matrix, ink jet, laser print, or photocopy, black and white	\$ 0.25 per page (8.5" x 11", 8.5" x 14" or 11" x 17")
(v) dot matrix, ink jet, laser print, or photocopy, colour	\$ 1.65 per page (8.5" x 11", 8.5" x 14" or 11" x 17")
vii) scanned electronic copy of a paper record	\$ 0.10 each page
2. For commercial applicants:	
For each service listed in section 1	The actual cost of providing that service.

Schedule 4 – Building Permit Fees & Charges
 Building and Plumbing Regulation Bylaw, 2003, No. 2498

Application Fees (all fees are subject to applicable taxes)	
Application Type	Fees
Single Family Dwellings (new dwellings, additions, alterations, renovations)	\$ 200.00
Multi-Family, Commercial, Industrial and Institutional New Buildings or Additions	\$2,200.00
Alterations, Renovations or Tenant Improvements	\$ 170.00
Plumbing Permit (where there is no separate building permit required)	\$ 100.00
Fire Sprinkler System	\$ 100.00
All Other Permits	\$ 200.00
Building Permit Fees Based on Construction Value* (all fees are subject to applicable taxes)	
Construction Value	Fees
\$0 - \$10,000	\$200.00
\$10,001 - \$50,000	\$200.00 plus \$10.56 for each \$1,000 or part thereof over \$10,000
\$50,001 - \$100,000	\$576.00 plus \$10.23 for each \$1,000 or part thereof over \$50,000
\$100,001 - \$500,000	\$1,088.00 plus \$9.63 for each \$1,000 or part thereof over \$100,000
\$500,001 and over	\$5,286.00 plus \$10.00 for each \$1,000 or part thereof over \$500,000

*(a) The value of the work includes excavation and site preparation.

*(b) The permit fee is doubled if the work is commenced prior to the issuance of the permit.

*(c) The permit fee, for repairs for water penetration damage to a multi-family residential building built between 1983 and 1998, is zero(0).

*(d) The permit fee is reduced by 10% to a maximum of \$250.00, if a registered professional certifies Building Code compliance.

Refunds for Permit Fees listed in Schedule 4:

(a) The City may issue a refund of:

- (i) 100% if the person who has paid the permit fee applies for the refund in writing before the City has issued the permit;
- (ii) 50% if the person who has paid the permit fee applies for the refund in writing after the City has issued the permit.

Miscellaneous Fees (all fees are subject to applicable taxes)	
Description	Fees
Building Moves within and into the City	\$ 220.00 plus travel to inspection site outside of the City at \$0.59 per kilometre, plus \$200.00 for the first \$10,000 of construction value and \$10.56 for each additional \$1,000 of construction value or part thereof.
Building Moves outside the City	\$200.00
Transfer or Renewal of Permit	\$200.00
Demolition Permit	\$200.00
Re-inspection Fee	\$150.00
Review of an Alternative Solution Report	\$650.00

Miscellaneous Fees (all fees are subject to applicable taxes)	
Description	Fees
Each subsequent revision to an Alternative Solution Report	\$330.00
Legalize a Secondary Suite	\$ 250.00
Removal of a Secondary Suite	\$ 200.00
Digitally scanning permit drawings	\$3.00 per sheet
Occupant Load Confirmation	\$100.00
Revision or change of building plans or related documents	Actual time spent on plan review @ \$100.00/hour (Minimum charge of \$100.00)
Voluntary inspection of an existing building or plumbing system	\$100.00/hour
Title search fee	\$30.00
Restrictive covenant details	\$50.00
Digital archive fee per page	\$3.00
Interim Occupancy Permit Fees (all fees are subject to applicable taxes)	
Occupancy Type	Fees
All residential occupancies	\$50/unit for first 60 days \$25/unit per 30 days thereafter
All other occupancies	\$500 for first 60 days \$250 per 30 days thereafter
Plumbing Permit and Inspection Fees (all fees are subject to applicable taxes)	
Permit Type	Fees
Base plumbing permit fee	\$100.00
Fee for each plumbing fixture (in addition to base plumbing permit fee)	\$40.00 for each plumbing fixture as defined in the current edition of the BC Building Code
Fire Suppression System Fees (all fees are subject to applicable taxes)	
Description	Fee
Fire suppression sprinkler system permit	\$100.00 plus \$4.00 for each sprinkler head

Schedule 5 – Business Licence Fees
Business Licence and Regulation Bylaw, 2013, No. 2916

Business Licence Fees (all fees are subject to applicable taxes)	
Business Classification	Licence Fee
Non-Profit Organization	No charge
Government Services	No charge
Non-Resident	\$ 230.00
Mobile Vendor	\$1,782.00
Food Primary (restaurants)	\$ 295.00
Liquor Primary (bars, pubs)	\$6,392.00
Liquor Primary (cabarets, nightclubs)	\$9,034.00
Gaming Activities	\$9,034.00
Personal Health Enhancement Centers	\$9,034.00
Residential Rental Property (Certified)	\$ 230.00
Residential Rental Property (Uncertified)	\$ 823.00
Home Occupation	\$ 230.00
Newspaper distribution Vending Boxes	\$230.00 plus \$35.70 per unit
All Other Uses not defined above	\$ 230.00

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1. The above fees shall be increased on January 1 of each year by the increase in the Statistics Canada Consumer Price Index for Vancouver between August 1 in the year prior to the preceding year and August 1 in the preceding year;
 2. The Licence fee shall be pro-rated on a monthly basis for any business licence that is issued for a new business after January 1.

Additional Fees	Fee
<p>Business Licence Application Administration Fee:</p> <p>A business licence application administration fee shall be charged for the following:</p> <ul style="list-style-type: none"> • Application for new business licence • Application for renewal of an existing business licence • Application for change of name, mailing address, or other information provided on the licence of an existing business 	\$60.00
<p>Re-Inspection Fee:</p> <p>Where more than one re-inspection is required due to non-compliance with the Business Licence and Regulation Bylaw, 2013, No. 2916, the owner shall pay a re-inspection fee for each re-inspection after the initial re-inspection.</p>	\$60.00
<p>Late Renewal:</p> <p>Where a business license has not been renewed and license fee has not been paid by December 31 but:</p>	\$60.00
(a) Paid between Jan 1 to Jan 31	An additional 25% fee shall be payable to renew the license.
(b) Paid after Jan 31	An additional 50% fee shall be payable in order to renew the license.

Schedule 11 – Planning, Land & Development Fees
 Development Application Procedures Bylaw, 2003, No. 2488

Planning, Land & Development Fees (all fees are subject to applicable taxes)		
Development Application or Service	Base Fee	Additional Fee
Development Permit ¹	\$5,000.00	\$1.00/m ² gross floor area (non-residential) \$100.00/unit (residential)
Development Variance Permit ¹	\$5,000.00	n/a
Zoning Bylaw Amendment - Map	\$6,000.00*	\$0.20/m ² site area
Zoning Bylaw Text Amendment	\$2,000.00	n/a
Zoning Bylaw Amendment - Master Planned Sites Up to 5 acres Up to 10 acres Over 10 acres	\$15,000.00 \$20,000.00 \$25,000.00	n/a
Tenant Relocation Policy (use of with a rezoning and/or DP application)	\$10,000.00	n/a
Official Community Plan Amendment	\$10,000.00*	0.20/m ² of site area
Land Use Contract Amendment Single Family Residential Lot	\$2,500.00* \$ 300.00*	n/a
Restrictive Covenant Discharge Fee	\$ 250.00	n/a
Restrictive Covenant Prep/Registration	Actual Cost	
Board of Variance Application	\$ 500.00	n/a
Board of Variance Application – Additional Fee If applicant fails to meet application requirements by stated deadline		\$150
Comfort Letter	\$ 190.48**	n/a
Liquor Licence Application requiring local government approval	\$2,000.00	\$2,000.00 in addition to the base fee if a public consultation process is deemed appropriate by City Council as part of the process
Subdivision Application (Standard, Bare Land Strata, Strata Conversion and Phased Strata)	\$3,000.00	\$100.00 per unit or parcel created plus \$50.00 for final approval of the plans by the Approving Officer ⁺ <i>(There is a \$100.00 credit per unit or parcel that previously existed, provided that no change in the property land usage occurs.)</i>
Telecommunications Antenna Application (where no public consultation is required under Telecommunications Antenna Policy)	\$1,000.00	n/a
Telecommunications Antenna (where public consultation is required under Telecommunications Antenna Policy)	\$2,000.00	n/a

¹ Maximum of \$15,000.00 total application fee for each application type.

* ½ of total fees are refundable if application is refused/withdrawn prior to publishing or delivery of notices.

**Per property or per fire incident

+ pursuant to section 83 of the Land Title Act, RSBC, 1996, c. 250 and its amendments

Schedule 15 - Sanitary Sewer Rates
Sanitary Sewer and Storm Sewer Regulation Bylaw, 2023, No. 3210

Sanitary Sewer Usage Fees (all fees are subject to applicable taxes)	
Description	Fee
Low volume users with annual billings	\$75.00 per dwelling unit per year, plus a consumption charge of \$2.27 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months
High volume users with annual billings	\$75.00 per dwelling unit per year, plus a consumption charge of \$2.27 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months
High volume users, Township of Langley - under any existing sewer use agreements	\$75.00 per dwelling unit per year, plus a consumption charge of \$2.27 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months
High volume users, Township of Langley, when no usage data is available	Billing based on usage data from like units in the City of Langley as determined by the Collector
Bi-monthly high-volume users who are listed in Schedule A of Sanitary Sewer and Storm Sewer Regulations Bylaw	\$13.89 per dwelling unit every two months; plus a consumption charge of \$2.52 per cubic metre based on eighty percent (80%) of the water consumption used during the previous two months
Call out rate for inspection per visit	\$200.00
Abatement program rate	\$60.00
Sanitary or storm service connection/disconnection made by City of Langley staff	At actual cost