

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2013 – 2017 FIVE YEAR FINANCIAL PLAN BYLAW 2013 NO. 4988

EXPLANATORY NOTE

The 2013 - 2017 Five Year Financial Plan Bylaw No. 4988 authorizes the expenditure of funds for the Municipality. The 2013 - 2017 Five Year Financial Plan Bylaw is prepared pursuant to Section 165 of the *Community Charter* and is required to be adopted by Council prior to the Tax Rates Bylaw and May 14, 2013.

An expenditure that is not provided for in the 2013 - 2017 Five Year Financial Plan is not lawful.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2013 - 2017 FIVE YEAR FINANCIAL PLAN BYLAW 2013 NO. 4988

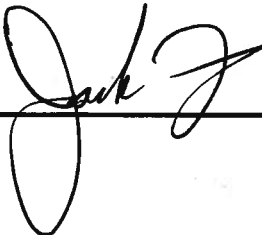
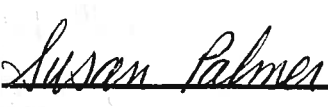
A bylaw to establish the Five Year Financial Plan from 2013 to 2017.

WHEREAS Section 165 of the "*Community Charter*" requires that the Corporation of the Township of Langley adopt a Five Year Financial Plan prior to approval of the Tax Rates Bylaw by May 14, 2013:

NOW THEREFORE, the Local Government 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 the "Langley 2013 - 2017 Five Year Financial Plan Bylaw 2013 No. 4988."
2. Schedule "A", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2013 - 2017 Five Year Financial Plan of The Corporation of the Township of Langley.
3. Schedule "B", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2013 - 2017 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	04	day of	March	, 2013
READ A SECOND TIME the	04	day of	March	, 2013
READ A THIRD TIME the	04	day of	March	, 2013
RECONSIDERED AND ADOPTED the	11	day of	March	, 2013

 _____ Mayor  _____ Deputy Township Clerk

**THE CORPORATION OF THE TOWNSHIP OF LANGLEY
LANGLEY 2013 - 2017 FIVE YEAR FINANCIAL PLAN BYLAW 2013 NO. 4988
SCHEDULE "A" – REVENUE PLAN OBJECTIVES AND POLICIES**

In accordance with the *Community Charter* disclosure requirements the Township of Langley discloses the following information.

- the proportions of revenue proposed to come from the various funding sources;
- the distribution of property taxes among property classes; and
- the use of permissive tax exemptions.

Proportion of total revenue

Revenue Source	Operating Budget Funding Sources	Capital Budget Funding Sources
Property taxes	56%	3%
Sale of Service – Utilities	18%	1%
Sale of Service - Other	9%	0%
Other sources	11%	30%
Transfer from own funds	6%	40%
Proceeds from borrowing	0%	26%
Total	100%	100%

The proportion of total revenue raised from each funding source in 2013 is presented in the table above. Property taxes form the greatest proportion of the operating revenue for the Township. Property taxes provide a stable and consistent source of revenue for many services that are difficult or undesirable to fund on a user-pay basis. These include services such as fire protection, policing services, transportation and so forth. For these reasons, property taxation will continue to be the major source of the Township's revenue.

User fees and charges is the second largest portion of general operating revenue. Many Township services, such as water, sewer, and garbage collection are charged on a user-pay basis which ensures they are paid for by the taxpayers receiving these services.

Distribution of 2012 property taxes among the various property classes

Property Class	Property Class Description	Property tax Revenue %
1	Residential	61.06%
2	Utilities	1.14%
4	Major Industry	0.25%
5	Light Industry	10.69%
6	Business	25.94%
8	Recreation	0.25%
9	Farm	0.67%
	Total	100.00%

The distribution of property tax revenue among the various property classes is presented in the table above. The practice of Council has been to set tax rates in order to maintain reasonable tax stability in compliance with the *Community Charter*. This is accomplished by maintaining the proportionate relationship provided above between the property classes. (Property classes are defined and values determined by the British Columbia Assessment).

Use of Permissive Tax Exemptions

The Community Charter provides municipalities the ability to grant permissive exemptions. The Township's permissive exemption policy and practice provides permissive exemptions for bona fide community halls; community halls or facilities operated by charitable and other not-for-profit organizations; religious institutions; private schools and heritage properties. Council grants permissive tax exemptions to organizations that provide a valuable service to the community. The 2013 Council Approved permissive tax exemptions are estimated to be at approximately \$662,000.

The Corporation of the Township of Langley
Langley 2013-2017 Five Year Financial Plan Bylaw 2013 No 4988
Schedule "B" - Five Year Financial Plan

	2013	2014	2015	2016	2017
	\$	\$	\$	\$	\$
REVENUE					
Operating Plan					
Property Taxes and Levies	99,373,340	104,270,779	109,406,098	114,790,985	120,437,698
Sale of Services-Utilities	32,004,023	33,621,943	35,443,543	37,504,443	39,530,043
Sales of Services-Other	16,475,987	16,795,987	16,996,187	17,085,387	17,175,387
Other Revenue	17,554,324	17,309,486	17,375,900	17,614,521	17,864,984
Transfer from Surplus and Reserves	10,776,738	5,871,127	5,304,502	5,078,502	5,303,502
Operating Plan Sub-total	176,184,412	177,869,322	184,526,230	192,073,838	200,311,614
Capital Plan					
Contribution from Current Year Revenue	5,282,239	5,069,398	5,069,398	5,123,298	5,123,298
Grants	6,212,461	140,000	140,000	1,440,000	1,440,000
Transfer from Prior Year's Surplus	22,899,293	1,296,580	2,296,580	1,306,170	3,500
Transfer from Development Cost Charge Reserves	36,520,312	22,601,542	30,836,429	28,466,410	27,625,900
Transfer from Reserves	44,072,323	16,460,200	15,391,100	15,097,200	16,695,000
Private Funds and Other Sources	8,691,170	11,770,800	8,425,800	7,708,800	8,848,800
Proceeds From Borrowing	42,820,173	34,880,000	-	-	-
Capital Plan sub-Total	166,497,971	92,218,520	62,159,307	59,141,878	59,736,498
Proceeds From Developers (Contributed Assets)	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
TOTAL FINANCIAL PLAN REVENUE	352,682,383	280,087,842	256,685,537	261,215,716	270,048,112
EXPENDITURE					
Operating Plan					
Municipal Services	153,162,742	156,585,167	162,177,109	168,432,318	175,348,992
Debt Service	6,157,040	7,222,340	7,222,340	7,168,440	7,168,440
Contribution to Funds and Reserves	16,864,630	14,061,815	15,126,781	16,473,081	17,794,181
Operating Plan Sub-Total	176,184,412	177,869,322	184,526,230	192,073,839	200,311,613
Capital Plan	166,497,971	92,218,520	62,159,307	59,141,878	59,736,498
Contributed Assets From Developers	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
TOTAL FINANCIAL PLAN EXPENDITURES	352,682,383	280,087,842	256,685,537	261,215,717	270,048,111