

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY 2011 - 2015 FIVE YEAR FINANCIAL PLAN BYLAW 2011 NO. 4865

EXPLANATORY NOTE

The 2011 - 2015 Five Year Financial Plan Bylaw No. 4865 authorizes the expenditure of funds for the Municipality. The 2011 - 2015 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, 2011.

An expenditure that is not provided for in the 2011 - 2015 Five Year Financial Plan is not lawful.

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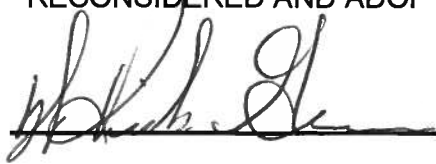
A bylaw to establish the Five Year Financial Plan from 2011 to 2015.

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, 2011:

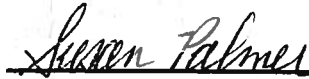
NOW THEREFORE, the Local Government Council of The Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited for all purposes as the "Langley 2011 - 2015 Five Year Financial Plan Bylaw 2011 No. 4865."
2. Schedule "A", being the Financial Plan, attached hereto and forming part of this bylaw is hereby adopted as the 2011 - 2015 Five Year Financial Plan of The Corporation of the Township of Langley.
3. Schedule "B", being the Revenue Plan Objectives and Policies, attached hereto and forming part of this bylaw is hereby adopted as the 2011 - 2015 Five Year Financial Plan of The Corporation of the Township of Langley.

READ A FIRST TIME the	18	day of	April	, 2011
READ A SECOND TIME the	18	day of	April	, 2011
READ A THIRD TIME the	18	day of	April	, 2011
RECONSIDERED AND ADOPTED the	09	day of	May	, 2011



Mayor



Deputy Township Clerk

**The Corporation of the Township of Langley
Langley 2011-2015 Five Year Financial Plan Bylaw 2010 No 4865
Schedule "A" - Five Year Financial Plan**

	2011 \$	2012 \$	2013 \$	2014 \$	2015 \$
REVENUE					
Operating Plan					
Property Taxes and Levies	92,949,079	101,298,960	109,267,407	116,810,039	124,737,261
Sale of Services	44,294,391	44,294,391	44,294,391	44,294,391	44,294,391
Other Revenue	16,519,974	16,193,015	16,240,819	16,364,544	16,443,312
Transfer from Surplus and Reserves	21,775,601	9,178,252	4,263,502	4,184,918	4,018,918
Operating Plan Sub-total	175,539,045	170,964,618	174,066,119	181,653,892	189,493,882
Capital Plan					
Contribution from Current Year Revenue	8,123,454	6,518,316	6,781,795	6,814,332	6,780,002
Grants	7,097,804	1,040,000	11,163,021	3,563,084	190,000
Transfer from Prior Year's Surplus	3,411,774		250,000	265,000	290,000
Transfer from Development Cost Charge Reserves	29,044,675	17,325,012	78,509,140	77,666,418	42,435,879
Transfer from Reserves	29,176,864	18,473,500	18,544,000	4,820,000	16,690,000
Private Funds and Other Sources	43,996,991	9,534,250	6,453,800	19,785,800	6,268,800
Proceeds From Borrowing	12,484,465	25,248,460	21,363,800		
Capital Plan sub-Total	133,336,027	78,139,538	143,065,556	112,914,634	72,654,681
Proceeds From Developers (Contributed Assets)	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
TOTAL FINANCIAL PLAN REVENUE	318,875,072	259,104,156	327,131,675	304,568,526	272,148,563
EXPENDITURE					
Operating Plan					
Municipal Services	149,510,133	150,814,154	157,453,545	165,016,318	172,831,308
Debt Service	10,351,095	9,240,264	5,940,264	5,940,264	5,940,264
Contribution to Funds and Reserves	15,677,817	10,910,200	10,672,310	10,697,310	10,722,310
Operating Plan Sub-Total	175,539,045	170,964,618	174,066,119	181,653,892	189,493,882
Capital Plan	133,336,027	78,139,538	143,065,556	112,914,634	72,654,681
Contributed Assets From Developers	10,000,000	10,000,000	10,000,000	10,000,000	10,000,000
TOTAL FINANCIAL PLAN EXPENDITURES	318,875,072	259,104,156	327,131,675	304,568,526	272,148,563

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SCHEDULE "B" – 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	33%	4%
Utility levies	16%	2%
User fees and charges	17%	0%
Other sources	34%	85%
Proceeds from borrowing	0%	9%
Total	100%	100%

The proportion of total revenue raised from each funding source in 2011 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 2011 property taxes among the various property classes

Property Class	Property Class Description	Property tax Revenue %
1	Residential	60.87%
2	Utilities	1.14%
4	Major Industry	0.26%
5	Light Industry	10.58%
6	Business	26.19%
8	Recreation	0.25%
9	Farm	0.71%
	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 total revenue foregone for permissive exemptions granted for the 2011 taxation year is approximately \$270,000. These permissive exemptions support Council policy that grants permissive exemptions only to those not-for-profit organizations that provide a valuable service to the community. The Township's permissive exemption policy and practice provides permissive exemption for bona fide community halls, community halls or facilities operated by charitable and other not-for-profit organizations, religious institutions and private schools, and heritage properties.