

Township of  
Langley



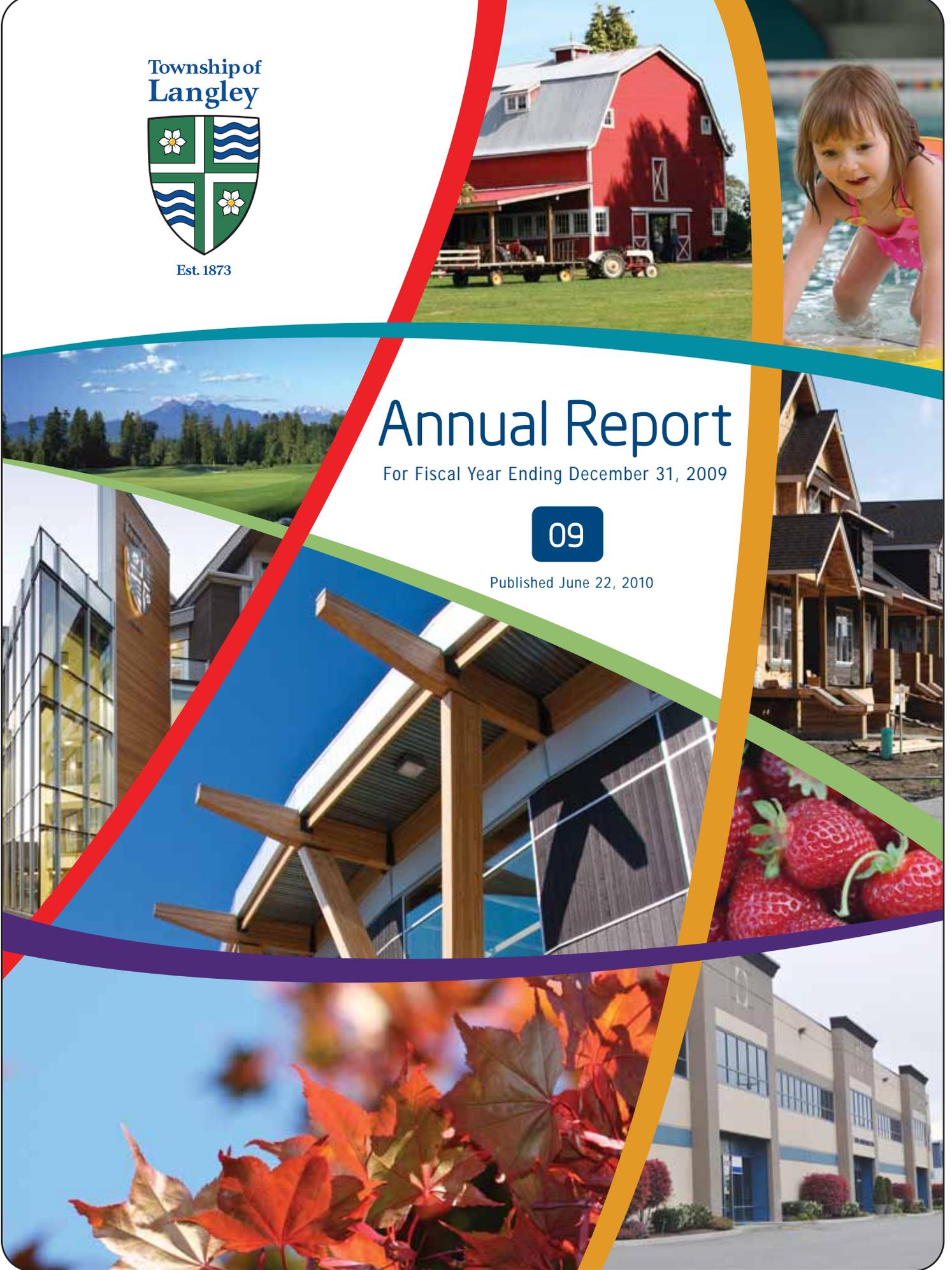
Est. 1873

# Annual Report

For Fiscal Year Ending December 31, 2009

09

Published June 22, 2010





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# Township of Langley at a glance

## Incorporated

April 26, 1873

## Population (next census 2011)

\*104,063

## Average Age

40.1 years

## Area

316 square kilometres  
(122 square miles)

## Area within the Agricultural Land Reserve

75 percent

235 square kilometres  
(91 square miles)

## Acres of Dedicated Park Land

- 1,233 total acres of park land
- 342 acres of active park land
  - 529 acres of passive park land including undeveloped park land
  - 324 acres of acquired
  - conservation land
  - 38 acres of greenways/trails

## Residential Housing Starts

- 283 single-family
- 139 secondary suites
- 512 multi-family

## Construction Value of Building Permits Issued

- Agricultural: 5.4 million
- Commercial: 22.5 million
- Residential: 191 million
- Industrial: 47.9 million
- Institutional: 6.8 million
- Total: 273.6 million

## Cost of Average Home

\$484,466

## Building Permits Issued

2,475

## Business Licences Issued

1,120

## Employment Rate (next census 2011)

Job ratio per employable resident 0.93

\* Township estimates April 2009.  
All other information as of  
December 31, 2009.



*A community that combines vibrant urban centres with breathtaking natural beauty, where respect for the past coexists with plans for an exciting future, the Township of Langley is a place unlike any other.*

### **In the Beginning**

#### *The Birthplace of BC*

On November 19, 1858, Governor James Douglas made the proclamation which created the Crown Colony of British Columbia at the Big House in Fort Langley. This proclamation earned Fort Langley the title of the Birthplace of BC.

Each year, this historic event is celebrated in the village of Fort Langley. The Township of Langley hosts a Douglas Day celebration paying tribute to the past and honouring the pioneering families who made the community what it is today.

### **An Investment in Our Future**

#### *The Sustainability Charter*

The Township of Langley is dedicated to meeting the needs of residents now and in years to come, caring for the world we live in while exercising fiscal responsibility.

Our sustainability vision is to “build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced”.

To further that commitment, Council adopted the Sustainability Charter on June 23, 2008. This high-level, long-term policy, will guide the Corporation and the community towards sustainability. The Sustainability Charter was created with input from the public, Council commissions and committees, Township staff, and combined with existing goals and objectives.

The Charter will ensure the municipality stays balanced through planned growth and in inspiring residents to consider how their decisions and actions will impact the future.



### Land of Plenty

#### *Agriculture*

Agriculture and farming have always played an integral role in our community, and with 75 percent of the Township located within the Agricultural Land Reserve, it continues with this role today. Farmers are finding more creative ways to live off their land by exploring agri-tourism marketing techniques, technology, and niche markets.

An abundance of specialty crops and products are produced here, ranging from world-class wines and organic turkey to seasonal favourites like berries and Christmas trees. Many farmers are using science to improve production and create new innovative agricultural land uses.

The Township of Langley is home to half the farms in Metro Vancouver. The need to stay profitable and find new ways to work the land has seen traditional food production morph into an industry where local farm gate receipts total approximately \$200 million per year.

### Something for Everyone

#### *Urban Amenities*

Go for a swim, shop in one of the lower mainland's largest retail centres, enjoy dinner out, see a play in a cozy theatre or take in a hockey game in a 5,200-seat arena. It can all be done here, all in one municipality.

With six unique, distinct communities located within our municipality, the Township boasts a number of exciting urban centres that provide an abundance of conveniences and amenities.

Movie theatres, restaurants, playhouses, pubs, and clubs provide entertainment options. Children and families can participate in activities at one of our recreation and community centres or visit our museums, libraries, and other attractions. Shoppers can enjoy our many retail destinations and unique boutiques while fans of sports and entertainment will find plenty to do and watch at the Langley Events Centre.

### So Much to Do

#### *Activities and Events*

There are plenty of reasons to celebrate in the Township of Langley. Each year a number of festivals and events are held to encourage people to get together and have fun with family, friends, and neighbours.

Our heritage, the bounty of the fall harvest, the environment, and the promotion of physical fitness are all celebrated. No matter what the season, there are many free, family-oriented events happening in the Township.

Some of our most popular events include the Langley Walk, Municipal Awareness Day, Douglas Day, May Day, Canada Day, Aldergrove Festival Days, BC Day, Langley's International Festival, the Cranberry Festival, and Christmas in Williams Park.

# A Community of Communities

Located in the centre of the lower mainland, the Township of Langley is made up of several unique, distinct communities offering everything from housing and history to business opportunities and shopping.

## Aldergrove

*\*Population 12,000*

A mix of rural, residential, and business use, Aldergrove is located on the Township's eastern border.

It is home to the Aldergrove Kinsmen Community Centre, Gloucester Industrial Park, parkland, and shops. An Aldergrove Core Planning Program is being undertaken by the Township of Langley and members of the community to create a vision for the downtown's future.

## Brookwood/Fernridge

*\*Population 13,000*

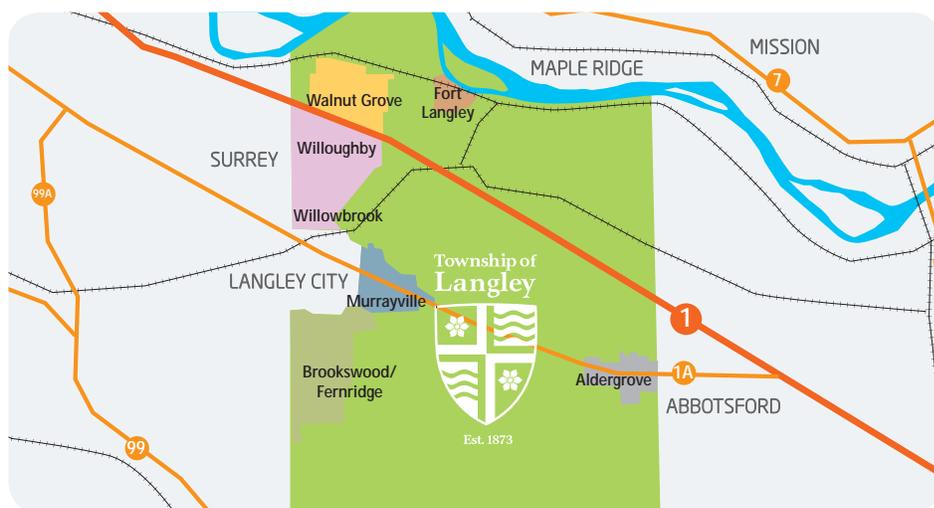
Located in the south of the Township, Brookwood/Fernridge is noted for its abundance of parkland, trees, natural spaces, and conservation areas. The community primarily features single family homes and is the location of the George Preston Recreation Centre, BMX bike track, skateboard park, and an array of shopping opportunities.

## Fort Langley

*\*Population 3,400*

Located on the banks of the Fraser River, Fort Langley features a variety of museums, stores, restaurants, art galleries, parks, trails, and the Langley Rowing and Paddling Centre. Known as the Birthplace of BC, it is home to the Hudson's Bay Company's Fort Langley, now a National Historic Site.

The village is a popular spot for tourists, shoppers, and diners.



## Murrayville

*\*Population 9,200*

Amid the homes and shops, this area is the traditional civic core. Murrayville is home to the Langley Memorial Hospital, Langley RCMP Main Detachment, Langley School District offices, W.C. Blair Recreation Centre, and Langley Regional Airport.

## Rural Area

*\*Population 24,500*

With approximately 75 per cent of its land located within the Agricultural Land Reserve, much of the Township lies in rural areas. Farms, agri-businesses, and homes on acreages can be found in the rural spaces that surround the urban neighbourhoods. These areas are home to wineries, equestrian centres, golf courses, and numerous parks and green spaces.

## Walnut Grove

*\*Population 23,800*

Located in northwest Langley, Walnut Grove is a residential neighbourhood home to the Walnut Grove Community Centre, movie theatres, and shops. The opening of the Golden Ears Bridge connected this area of the Township to communities north of the Fraser River.

## Willoughby/Willowbrook

*\*Population 18,000*

This northwest area of the Township is home to the Civic Facility, Willowbrook Recreation Centre, and Langley Events Centre.

This vibrant, developing area is currently a centre of growth featuring burgeoning new neighbourhoods that provide housing, parks, and shopping opportunities.

*\*2009 Estimates Provided by Statistics Canada*



## Live Here, Work Here

### *Housing and Business*

People are choosing to live in the Township of Langley. We pride ourselves on developing vibrant, complete neighbourhoods which offer flexible, affordable, and mixed housing options and the opportunity to live, work, shop, and play in a safe community.

Over the past four decades, the Township has experienced a dramatic increase in population; local businesses and industrial and commercial developments have kept pace. There is a healthy balance between the growing labour force and job opportunities. The Township of Langley has a goal to supply one job for every Langley resident in the employed labour force, and the more than 6,600 companies that currently operate within our perimeters make this goal attainable.

With access to major transportation routes and the US border crossing, a large industrial floor, and one of the largest retail centres in the lower mainland, the Township of Langley has everything required to create successful businesses and maintain a healthy economy.

## On the Move

### *An Active Community*

Walk, run, swim, play, take a class, join in, and get moving.

The Township launched Go Active Langley (GoAL) in 2008 to assist residents in achieving better health. GoAL is part of the province-wide Active Communities initiative launched in 2006 to encourage British Columbians to increase their physical activity by 20 percent by 2010.

Go Active Langley was created so residents could experience fun ways to enjoy an active lifestyle. The program includes hands-on events, workshops, after school programs, and educational sessions to promote healthy lifestyles and raise awareness about the benefits of regular physical activity.

The Township's recreation centres, ice arenas, swimming pools, parks, trails, golf courses, and green spaces provide many opportunities for residents to achieve their fitness goals. The Langley Events Centre showcases a number of sports and provides athletic activities and events for participants and spectators.



## Hollywood Northeast

### *The Film Industry*

It is not unusual to see superheroes and vampires lurking around the Township of Langley or to spot the community's familiar landmarks on TV or the big screen.

For years, the community's picturesque setting, excellent production capabilities, and financial incentives have made the Township a desirable location for filming. Each year more than \$40 million is injected into our local economy by movie makers and television producers.

Hit TV shows including Supernatural, Smallville, The Vampire Diaries, Fringe, Whistler, and Zixx use Township of Langley locations for filming, as do the doggie-filled Buddies movies.



## 2009-2011 Council

### Back Row

Councillor Grant Ward, Councillor Mel Kositsky, Councillor Kim Richter, Councillor Bev Dornan, Councillor Steve Ferguson, Councillor Bob Long

### Front Row

Councillor Jordan Bateman, Mayor Rick Green, Councillor Charlie Fox

# Message from the Mayor

The Township of Langley is a place to be envied. Located in the centre of the lower mainland, with a unique mix of rural beauty and urban amenities, it is a municipality where people want to live, work, and play.

As more and more people discover all that the Township has to offer, we find ourselves facing a challenge as we address the need for change while protecting the quality of life our residents have come to expect.

In 2009, many of those challenges rose to the forefront, but each one was met with an equal or greater number of opportunities. To make the best of these opportunities, we must be pro-active and manage our future.

Sitting back and letting change happen is not an option if we are to be stewards of our future and our children's future.

Change should not come at any cost. As we move forward, we need to look at creating a sustainable community that balances our social, economic, and environmental needs, as well as the needs of residents, businesses, and agriculture. There is a place for all these things in the Township of Langley, and the key to future success is by creating a foundation that will support planned growth, improve transportation, and create neighbourhoods to continue to provide the services, programs, amenities, and lifestyle options valued by so many.

Improved transportation is high on our agenda, as is the need to ensure that each of our six unique communities is well-planned and maintained. This is done through the creation of neighbourhood plans and the revisiting of Official Neighbourhood Plans, as well as a balanced and affordable tax base.

The Township of Langley's goals, accomplishments, and strategic objectives from the past year can be found within the 2009 Annual Report. This report provides a summary of the Township's statistical and financial information and paints a picture of the opportunities we will face as our municipality continues to grow and change.

I am pleased to present this report on behalf of Township of Langley Council.



W. Rick Green  
Mayor



# Message from the Administrator

Watching a municipality grow and change is both challenging and rewarding.

With our population reaching 104,000 people and more than 6,600 companies making the Township of Langley home, it is important to us to achieve a balance as we accommodate growth and look towards the future.

The needs of residents, the effect we have on our environment, and the importance of being fiscally responsible now and for generations to come must all be taken into account as we continue to provide the quality of life that people value.

To achieve this, the Township of Langley relies on the vision of Council to set the course of action and goals for the year, along with the knowledge and skill of close to 900 employees to fulfill the vision.

The 2009 Annual Report details the accomplishments made by the Township of Langley in the past year, and provides financial and statistical information. An outline of our progress and achievements are documented in this report, and the steps taken to ensure the needs of our community are met through the programs, infrastructure, and services we provide.

The Township's assets and liabilities are presented in this document; it offers a look ahead to our future strategies and goals. I hope you use the 2009 Annual Report to learn about your municipality and all that we have to offer.

For more information, visit our website at [tol.ca](http://tol.ca).

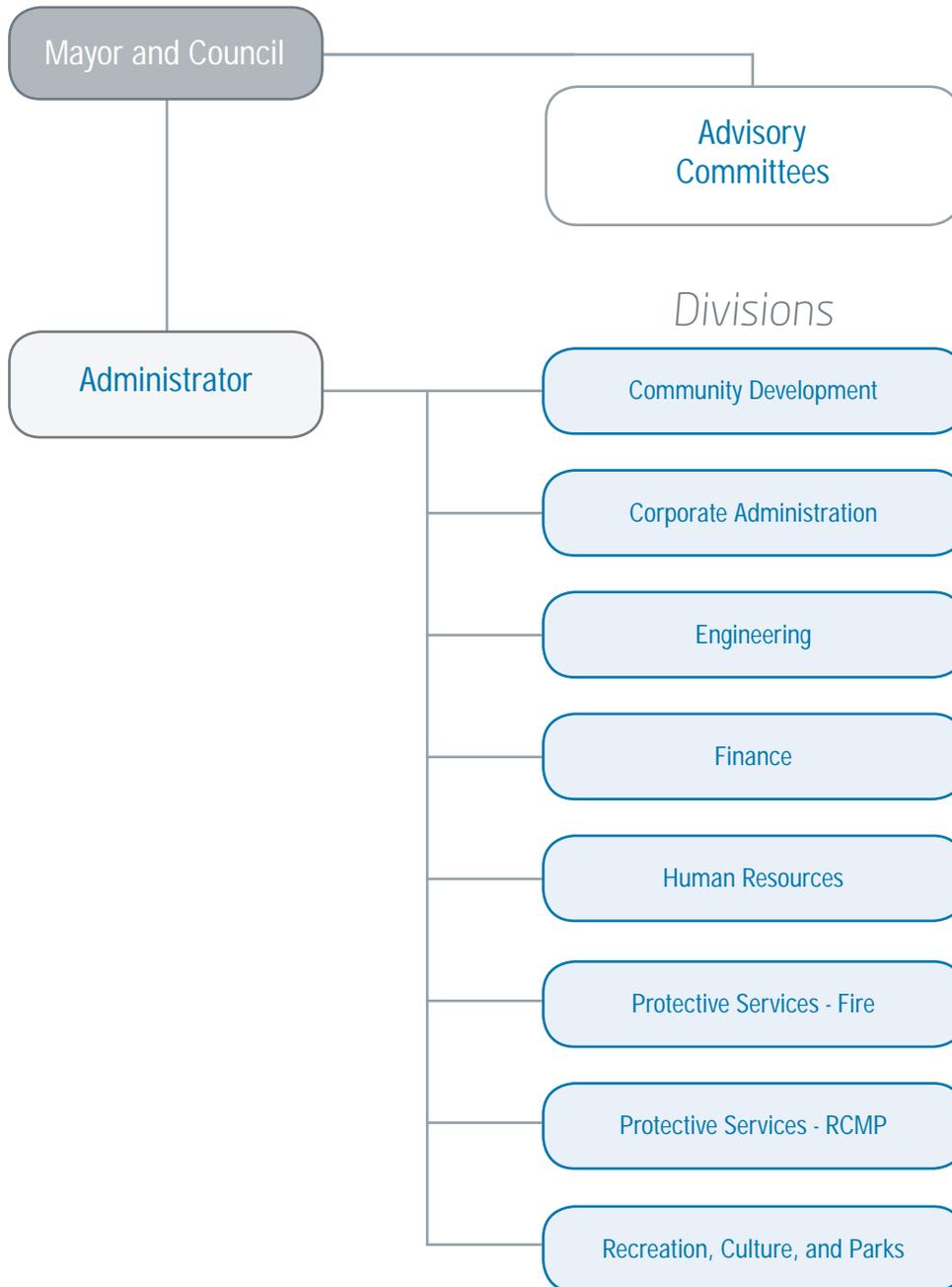


Mark A. Bakken  
Administrator





# Organizational Chart





## 2009 Committees

### Township of Langley Committees, and Task Forces

- Agricultural Advisory Committee
- Aldergrove Planning Committee
- Community Safety Advisory Committee
- Economic Development Advisory Committee
- Heritage Advisory Committee
- Recreation, Culture, and Parks Advisory Committee
- The Standing Committee of Council Finance Committee
- Township of Langley 2010 BC Summer Games Nominating Committee
- 2010 Olympic Torch Relay/Community Celebration Task Force
- Youth Advisory Committee

### Legislative Requirement Appointments

- Board of Variance
- Parcel Tax Roll Review Panel

### Organizational Appointments

- Canadian Pacific Rail Community Advisory Panel
- E-Comm Board of Directors
- Fraser Health Municipal Government Advisory Council
- Fraser Valley Regional Library Board
- GVRD – Agricultural Committee
- GVRD – Finance Committee
- GVRD – Labour Relations Bureau
- GVRD – Mayor's Committee
- GVRD – Municipal Board of Directors
- GVRD – Parks Committee
- GVRD – Water Committee
- Healthier Community Partnerships
- Lower Mainland Treaty Advisory Committee
- Salvation Army Gateway of Hope Community Council
- South Fraser Child and Youth Council
- Tourism Langley Board of Directors

### Governance Appointment

- South of Fraser Community Rail Task Force
- The Mayor's Council on TransLink

# Community and Capital Improvement Grants

*Through an approved budget expenditure of \$277,500 allocated for grants, the Township of Langley provided funding and support to the following organizations and events:*

- Aldergrove Agricultural Association
- Aldergrove Community Secondary School
- Aldergrove Elks
- Aldergrove Festival Days
- Aldergrove Legion Hall and Kitchen
- Aldergrove Neighbourhood Services
- B.C. Farm Machinery and Agricultural Museum Association
- Benevolent Protective Order of Elks #259
- Brookwood Community Club Association
- Brookwood Merchant Association
- Campbell Valley Equestrian Society
- Canadian Animal Rescue and Extended Shelter Society
- Canadian Project for Manners and Civility
- Critter Care Wildlife Society
- D.W. Poppy Secondary School
- Fibromyalgia Well Spring Foundation
- First Capital Barbershop Chorus
- Fort Langley Business Improvement Association
- Fort Langley Canoe Club
- Fort Langley Community Association
- Fort Langley Legacy Foundation
- Fort Langley Lions Senior Hall
- Fraser Valley Little Britches
- Fraser Valley Symphony Society
- Friends of Fort Langley National Historic Site Cooperating Association
- Harmsworth Community Association
- Kiwanis Fraser Valley Music Festival Society
- Langley Aero Club
- Langley Animal Protection Society
- Langley Arts Council
- Langley Association for Community Living
- Langley Baseball Association

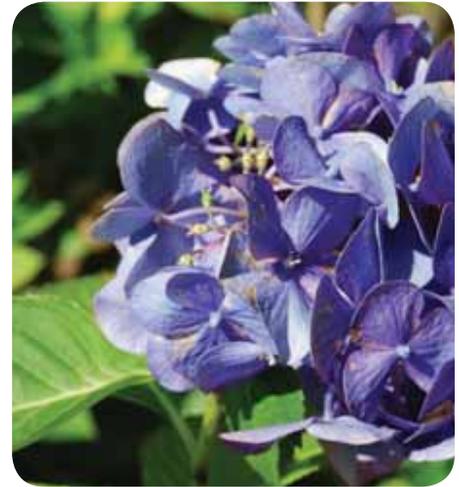


- Langley Canada Day Celebration Society
- Langley Children's Society
- Langley Community Chorus
- Langley District 4H
- Langley Early Childhood Development Steering Committee
- Langley Emergency Communicators Society
- Langley Horse Federation
- Langley Hospice Foundation
- Langley Lawn Bowling Club
- Langley Lions Club
- Langley Literacy Association
- Langley Lodge
- Langley Meadows Community Association
- Langley Mustangs Track and Field Club
- Langley Players Drama Club
- Langley Riders Society
- Langley Scholarship Committee
- Langley Seniors Resources Society
- Langley Spirit of BC Community Committee
- Langley Ukulele Association
- Langley's International Festival Society
- Lower Fraser Valley Aboriginal Society
- Murrayville Community Hall
- Navy League of Canada
- Nicomekl Enhancement Society
- Otter Lamb & Swine 4H Club
- Pacific Riding for Developing Abilities
- Pitch-In Canada
- RCSCC 169 Columbia Alumni 50<sup>th</sup> Committee Resource Training Organization of BC
- Rotary Club of Aldergrove Society
- Royal Canadian Legion Aldergrove #265
- Thunderbird Fast Draw Club
- Valley Therapeutic Equestrian Association
- Valley Transportation Advisory Committee
- Walnut Grove Secondary School



# The Sustainability Charter

*The Township of Langley's sustainability vision is to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced.*



## Social/Cultural Goals

### Goal: build corporate and community capacity

- commit to good governance by democratic means
- maintain a high performance work force
- recognize our cultural and ethnic diversity
- encourage and promote active volunteerism
- monitor changes in community values, aspirations, and needs
- respond to community and social needs

### Goal: celebrate our heritage

- identify, protect, and manage heritage resources
- promote awareness of heritage values
- support unique community heritage events
- partner with the City of Langley, Kwantlen First Nation, and heritage societies to further heritage interests

### Goal: protect our people and their properties

- prevent crime and reduce the effects of crime
- prevent fire and minimize losses
- prepare for emergencies and disasters
- foster a preventative approach to personal and community safety
- provide consistent and effective bylaw enforcement

### Goal: provide and support community based leisure opportunities

- provide parks, open space, and recreation facilities
- nourish the arts as an expression of cultural value
- improve personal well-being and celebrate community spirit
- deliver recreation programming and support community services
- form partnerships to maximize leisure opportunities

### Goal: nurture a mind-set of sustainability

- reward sustainability innovation
- practice green purchasing
- incorporate a sustainability mentality into the community
- heighten the awareness of sustainability initiatives
- provide leadership for sustainability practice and innovation



## Economic Goals

### Goal: develop livable and vibrant communities

- focus on compact urban form and mixed use neighbourhoods
- manage growth consistent with overall community needs
- encourage high quality design
- provide flexible, affordable, and mixed housing options
- make communities pedestrian and bicycle-oriented

### Goal: invest in effective infrastructure

- ensure quality construction and best value for our investment
- manage and maintain our assets to maximize their service life
- be innovative in making green investments

### Goal: strengthen our economy

- promote Langley's reputation as a great place to live, work, and play
- establish Langley as a centre of excellence in education and training
- strengthen the agricultural economy
- maximize the tourism potential in Langley
- increase jobs and revenue from major events and venues

### Goal: integrate transportation and community planning

- encourage and facilitate transit-oriented developments
- provide safe and affordable transportation infrastructure
- coordinate with other agencies and groups to improve transit and road services
- increase passenger traffic at local airports

### Goal: achieve fiscal stability and fiscal health

- develop effective financial strategies and plans
- practice responsible fiscal management
- develop non-taxation funding sources
- promote continuous improvement and operational efficiency
- manage risk and minimize liability
- engage citizens on funding of services and program needs



## Environmental Goals

### **Goal: conserve and enhance our environment**

- conserve water
- improve stormwater quality
- reduce air pollution

### **Goal: promote stewardship**

- practice 3Rs: reduce, reuse, recycle
- establish and strengthen stewardship partnerships
- plant trees

### **Goal: respect our rural character and rural heritage**

- recognize the rural character as an essential community feature
- protect views, characteristic landscapes, and rural roads
- preserve the agricultural land base for food production

### **Goal: reduce energy consumption**

- promote energy efficiency in new and retrofit buildings
- promote use of local renewable energy

### **Goal: increase biodiversity and natural capital**

- protect and enhance rivers and streams
- protect and enhance environmentally significant areas
- protect endangered species and enhance wildlife habitats
- use native plants in parks and greenways





## Divisional Overviews

*Building a legacy for multiple generations requires leadership, long-term commitment, community involvement, and regular reporting. These basic requirements form the guiding decision making principles for the Township of Langley.*

# Community Development

*The Community Development Division helps manage growth and create sustainable neighbourhoods by providing professional advice and services to Township Council, staff, developers, consultants, and the general public.*

## What we do:

- Create plans and develop projections for communities and neighbourhoods
- Analyze development proposals
- Assess impacts on the environment, heritage, and public well-being
- Promote economic development and provide heritage services
- Create land use, building, business licence and servicing bylaws, administer permits
- Design and develop public open space to encourage social wellness and connectivity

## Who we are:

**Administration** provides services to ensure effective and consistent customer service for internal and external clients. Services include property information and inquiries, technical support, financial reporting, and divisional budget administration.

**Long Range Planning**, which includes Economic Development and Community Heritage Planning Services, prepares community and neighbourhood plans and other policy documents that address environmental, economic, and social issues. The department also develops and implements economic development strategies and identifies and protects heritage resources.

**Development Planning** undertakes development-related activities and services in response to development proposals within urban and rural areas. The department ensures growth and development complies with community plans, bylaws, and municipal policies and are undertaken in an orderly, attractive, and appropriate manner.



Mark, Senior Development Planner



**Development Engineering** establishes engineering servicing requirements and Development Cost Charges (DCC) needed to support new development. It administers agreements and ensures development-related infrastructure is in compliance with municipal standards and integrated with other existing systems and processes.

**Parks Design and Development** is responsible for the planning and designing of parks, playing fields, playgrounds, passive areas, streetscapes, and greenways. It is responsible for the acquisition of parkland, provides input to neighbourhood plans, develops park plans with public consultation, administers and maintains municipal street trees, designs and coordinates streetscape developments, constructs park projects, and administers the Township's Tree Protection Bylaw.

**Permit, Licence, and Inspection Services** coordinates the building permit application process and administers the Business Licence Bylaw, to ensure the health, safety, and accessibility of owners and occupants. These services ensure construction complies with all applicable Township bylaws and building and plumbing codes.

### Committed to Creating Sustainable Communities

With a mission to “provide exceptional service for the development of a sustainable community”, the Community Development Division provides professional advice on change, development, and preservation within the community.

#### 2009: A Glimpse Back

- Implemented Part 10 of 2006 BC Building Code addressing *green buildings*
- Issued 2,475 building permits with a total construction value of \$273 million
- Erosion and Sediment Control Bylaw amended to comply with best management practices
- Initiated a neighbourhood plan for Central Gordon Estates
- Initiated Aldergrove Core Planning process
- Initiated Phase I of the Agricultural Viability Study
- Secured \$1,130 million Recreation Infrastructure Grant for parks development projects in Willoughby and Aldergrove

# Corporate Administration

*Corporate Administration is the conduit for Council, Township divisions, staff, and the public. By providing direction and the communication link, the division ensures the infrastructure and organizational values are in place to support Council's vision for the community.*



Chad, GIS Analyst

## What we do:

- Carry out the direction, priorities, and policies set by Council
- Provide administrative support and advice to Mayor and Council
- Liaise with and enable communication between Council, divisions, departments, and the public
- Provide recommendations to Council consistent with the needs of the community
- Ensure the security and maintenance of corporate records
- Provide innovative business system solutions
- Manage the acquisition and disposal of municipal land
- Ensure the Township is properly and positively represented within the Corporation, to the public, and in the press

## Who we are:

**Corporate Communications and Events** create municipal marketing material, press releases, website, signage, newsletters, bus shelter advertising, the Annual Report and the Leisure Guide. The department also stages corporate events such as facility openings, volunteer appreciation events, and open houses.

**Corporate Services** provides services to municipal divisions and the community in the following areas: mail and courier services, corporate copy centre, and records management and archiving. These in-house services provide the most efficient and cost effective method for processing the daily needs and legal requirements of the Corporation.

**Information Technology (IT)** develops and maintains the IT infrastructure to sustain the Township's integrated computer applications by offering innovative business system solutions. The department supports all IT components servicing the Township including hardware, software, and telecommunication requirements. Geomatics (GIS) is another component of the services offered through IT. GIS collects, measures, analyzes, and reports on geographical relationships by providing one-source spatial data, mapping, and information to staff and residents.



**Langley Regional Airport** is a general aviation airport owned by the Township. The airport management company, Avcon Consulting Ltd., is responsible for all matters dealing with airport safety, maintenance, operation, development, and promotion in compliance with Township Council policy, Transport Canada, NavCanada, and the Workers' Compensation Board standards.

**Mayor and Council Support** provide an array of administrative support services to the Mayor and Council including the coordination of information, resources, and appointments.

**Property Services** provides management service and advice related to municipal land including purchase and sale of municipal property, coordination of appraisals and surveys, negotiation of highway use permits, administration of all Township-owned rental properties, lease negotiations, and the Township of Langley's Land Management Strategy.

**Legislative Services** is responsible for the preparation of agendas and minutes for Council and committee meetings, maintenance and access to corporate records including Township bylaws, and the provision of administrative support to Council and its committees. The department manages all Freedom of Information and Protection of Privacy Act requests and coordinates and executes civic and school district elections.

### Committed to Information Sharing and Communication

The Corporate Administration Division is committed to providing corporate leadership and services to ensure the organizational values and systems are in tandem with the vision of Council to meet the needs of the community.

### 2009: A Glimpse Back

- Approved 5 percent Neighbourhood Parkland Acquisition Appraisal
- Restructured IT infrastructure to maximize security of information
- Decreased operational noise emanating from the Airport by adjusting Langley aircraft traffic circuit and timing
- Designed and produced over 400 pieces of marketing material
- 85 percent of all paper used in the Copy Centre had 30 percent post-consumer recycled content
- Coordinated/participated in:
  - 18 open houses
  - 14 corporate events
  - 11 openings
- Averaged 38,000 website hits per month

# Engineering

The Engineering Division serves the Township by developing and delivering quality programs to provide clean water, collection of garbage, yard trimmings and recyclables, and discharge of storm water and sewage. It ensures the safe mobility of people and vehicles by maintaining the Township's roads, sidewalks, and traffic control systems.

## What we do:

- Plan, design, construct, operate, and maintain the municipal infrastructure to meet current population needs and future growth
- Provide reliable, quality services for water, sanitary sewers, storm water, and drainage systems
- Manage and maintain the municipality's facilities, vehicles, and equipment
- Ensure safe and efficient mobility through road cleaning, median and boulevard maintenance, street maintenance, snow and ice control, traffic control, and surveying services
- Operate and maintain:
  - 45 bridges
  - 37 railway crossings
  - 2,000 lane/kilometres of roadway
  - 373,000 metres of sidewalks
  - 5,300 street lights
  - 78 traffic signals
  - 18,000 traffic and road signs
  - 112 kilometres of cycling routes
  - 330 bus stops
  - 471 kilometres of watermain
  - 250 kilometres of sanitary sewer
  - 376 kilometres of stormwater mains
  - 1,200 kilometres of open channel
  - drainage ditches
  - 145 ditch crossings
  - 2,200 fire hydrants, gravel pits, and landfills



John, Maintenance Worker



### Who we are:

**Transportation Engineering** provides for the safe and efficient mobility of people and vehicles by issuing permits related to road works and usage, overseeing road construction projects, constructing road improvements, and coordinating traffic safety.

**Water Resources and Environment** manages and protects our environment through drinking water systems and water conservation, sewage and storm water systems, erosion control, environmental policies, and greenhouse gas emission reductions. It provides public education and community outreach programs.

**Business Support** provides customer service to residents and businesses, issues permits, coordinates filming, divisional budget administration, financial reporting, and business administration.

**Design and Construction** provides professional engineering services for capital projects including the renewal, replacement, and upgrading of existing municipal infrastructure as well as new infrastructure assets.

**Operations** delivers quality municipal water, provides road services, collects and conveys sewage, provides for drainage and stormwater collection, garbage, yard trimmings, and recyclables collection, and manages municipal facilities and the equipment/vehicle fleet.

### Committed to Engineering Quality and Value

Engineering's goal is to ensure public safety, protection of the environment, and the quality of life in an effective and cost efficient manner.

The division is dedicated to expanding and enhancing services and infrastructure to meet growing community needs. It focuses on obtaining the best quality for the best value to produce lower infrastructure and equipment lifecycle costs and create a more sustainable future.

### 2009: A Glimpse Back

Received the following grants:

- \$6 million for Aldergrove Sanitary Sewer Project
- \$1.6 million for road improvements at 198 Street and Telegraph Trail
- \$1.475 million for flood protection at West Langley Dyke
- \$1.3 million in Major Road Network Minor Capital funding in support of 198 Street and Telegraph Trail realignment project
- \$30,000 for Backyard Composting Study
- Completed 13 kilometres of sanitary sewer pipe installation between Aldergrove and Murrayville, part of the Aldergrove Sanitary Sewer Project
- Launched and completed the Idling Gets You Nowhere campaign
- Launched the Langley Reuses website at [langleyreuses.com](http://langleyreuses.com)

# Finance

*The Finance Division manages the Township's financial resources and provides financial advice, services, and information to Council and corporate divisions in compliance with the Community Charter.*

## What we do:

- Receive all money that comes into the Township
- Maintain all funds and securities
- Expend funds as authorized by Council and invest excess funds in authorized investments
- Ensure accurate records and full accounts of financial affairs are prepared
- Exercise control and supervision over all other financial affairs related to the Township's operation
- Provide services to Council, corporate divisions, residents, various government organizations, suppliers, and employees

## Who we are:

**Accounting Operations** administers payments on behalf of the Township, processes commodity taxes, and administers payroll.

**Business Support** prepares and coordinates special projects, maintains regulations and policies, issues letters of credit, and responds to inquiries from staff and the public.

**Financial Services** is comprised of Financial Accounting and Reporting, Financial Planning and Budgets, Treasury, Risk Management, and Insurance. The department develops the Township's operating and capital budgets and prepares annual and quarterly financial statements and reports. The department also coordinates the external audit, manages the Township's treasury functions, including debt management and banking and investments, undertakes fixed asset accounting and reporting, and administers the Township's risk management program, including liability claims and corporate insurance.



*Dellarae, Purchasing Manager*



Rhonda,  
Accounts Payable Clerk

Iris,  
Finance Clerk

**Purchasing** investigates and obtains materials, supplies, equipment, and services, including contract and consulting services, and maintains inventories for supplies and equipment.

**Revenue and Tax Collections** collects the Township revenues, including property taxes, residential utility charges (water, sewer, garbage, and recycling), metered utility charges, grants-in-lieu of taxes, provincial homeowner grants, local improvement charges, accounts receivable, dog licenses, commercial vehicle licenses, and the payment of taxes collected for other authorities. The department also provides information to the public regarding property assessments, property taxes, and utility charges.

### Committed to Fiscal Responsibility

As the division that oversees the financial affairs of the Township, Finance is committed to ensuring internal financial systems operate efficiently, effectively finding and developing partnerships, and looking into more efficient service delivery opportunities.

### 2009: A Glimpse Back

- 2009 - 2013 Five Year Financial Plan adopted by Council
- 2008 Financial Statements presented to Council
- Final stage of the Tangible Capital Asset Program completed
- Implemented new corporate-wide financial information system

# Human Resources

*The Human Resource Division is a service department for Township employees that include exempt staff and unionized employees from the Canadian Union of Public Employees Local 403 and the International Association of Firefighters Local 4550.*



Alexandra, Human Resources Clerk

## What we do:

- Provide assistance, guidance, and advice to all Township employees with respect to their employment relationship with the Township
- Conduct contract negotiations and collective agreement administration
- Manage, coordinate, and administer all recruitment processes for vacancies in the Township
- Administer employee compensation and benefits programs
- Establish, coordinate, and provide training and development opportunities
- Advise on employee relations and labour relations issues
- Provide job evaluation services
- Coordinate, administer, and manage the Employee Wellness and Recognition Programs
- Promote a safe and healthy workplace that complies with the Workers' Compensation Act and the WorkSafeBC Occupational Health and Safety Regulation
- Establish Human Resource programs, policies, and guidelines that support best people practices
- Strive to ensure all employees are treated in a fair and equitable manner

## Who we are:

Human Resources staff coordinate and establish programs and policies that pertain to people-related issues and provide expertise.

**Labour Relations** oversees collective bargaining and contract interpretation. The section provides advice, consultation, and facilitation as well as grievance administration and mediation services.

**Recruitment and Selection** is responsible for job postings, job bulletins, advertising, and marketing.

The staff conducts interviews and referencing, make job offers, and provide employee orientation.

**Compensation and Benefit Administration** implements salary increments, oversees job evaluations and classifications, and provides benefit administration.



**Training and Development** provides and administers corporate training programs and offers the Professional Employee Development Program as well as career counseling.

**Occupational Health and Safety** offers advice and guidance on OHS policies and procedures, provides safety training and education, acts as a WorkSafeBC liaison, and handles claims management.

This section also coordinates graduated return to work programs and assistance.

**Employee Recognition** organizes employee recognition events and awards, employee wellness programs and activities, and the Employee Assistance Program.

### Committed to a Positive Work Environment

Human Resources offer assistance, advice, and guidance to managers and employees to help them fulfill their roles and accomplish their goals. The division provides expertise in the administration of collective agreement provisions, policies and procedures, and strives to provide a healthy and productive workplace.

### 2009: A Glimpse Back

- Finalized collective bargaining with the International Association of Firefighters Local 4550; three-year agreement
- Coordinated and managed over 430 recruitments
- Offered:
  - 62 corporate training programs
  - 26 safety training programs
  - 66 employee wellness programs
- Implemented a Human Resources Information System including modules to manage jobs, positions, and employee data

# Protective Services - Fire

*The Township of Langley Fire Department relies on suppression, prevention, and education to keep people, property, and the environment safe. The department also assists with medical responses, hazardous materials, and other emergency situations.*

## What we do:

- Provide fire suppression, prevention, and investigation services to the public
- Provide proactive educational programs to promote and maintain fire-safe and fire-smart life styles throughout our community
- Assist with medical response in support of BC Ambulance
- Provide motor vehicle rescue and extrication
- Oversee emergency operations and offer hazardous material response and mitigation
- Provide emergency planning and education
- Ensure bylaw enforcement and compliance

## Who we are:

Operations is responsible for the delivery of emergency services for fire and rescue.

The Fire Department consists of:

- 83 full-time career staff
- 120 paid on-call firefighters which respond 24 hours a day, seven days a week

It operates 36 vehicles and maintains seven fire halls located in:

- Aldergrove
- Brookwood
- Fort Langley
- Murrayville
- Otter
- Walnut Grove
- Willoughby

Full-time crews are located in:

- Aldergrove
- Murrayville (August 2010)
- Walnut Grove
- Willoughby

**Fire Prevention** oversees inspections, reviews plans and permits, and conducts investigations. Advice on fire and safety issues is provided to citizens, business, and industry. The department assists business with fire safety planning and works closely with architects and engineers to solve complex fire protection challenges.

**Training and Education** maintains and improves the knowledge, skills, and abilities of department members in all aspects of the Fire Service to enable them to effectively and efficiently carry out their duties and responsibilities. The Township has a provincially recognized training facility. Our public educators make presentations to schools, community groups, and businesses throughout the community. Public Education plans and participates in several community events each year, teaches the practical aspects of fire extinguishers to business and industry, and works with our most vulnerable citizens, our children and seniors, to help ensure a fire-safe lifestyle.



**Emergency Planning** coordinates the preparation of municipal services in a major disaster or emergency such as an earthquake or flood. The department also provides personal disaster assistance under the Provincial Emergency Program, which provides citizens with assistance and vital services.

**Bylaw Enforcement** responds to complaints regarding infractions to various statutory regulations. Such regulations include highway and traffic, signs, noise, and zoning. The department also offers mediation and adjudication services to help resolve disputes.

### Committed to Protecting Lives, Property, and the Environment

Education and prevention play an integral role in the Fire Department's commitment to the community. Dedicated, well-trained members keep the Township safe.

### 2009: A Glimpse Back

- Responded to over 5,000 requests for service
- Conducted approximately 3,000 business fire safety inspections
- Provided over 28,000 training hours
- Provided public fire and life safety education to over 15,000 residents

# Protective Services - RCMP

*The Langley RCMP tackles complex social and public safety issues through enforcement, education, and awareness, in partnership with local citizens and businesses, to create a safer community.*

## What we do:

- Provide policing services to the Township of Langley and the City of Langley, 24 hours a day, seven days a week
- Prevent and reduce crime in partnership with the community
- Target strategic priorities including youth, property crime, drug crime, traffic enforcement, and communication
- Participate in regional integrated public safety initiatives including the Integrated Homicide Investigation Team, Police Dog Services, Forensic Identification Service, Collision Analyst Reconstruction Service, and the Lower Mainland District's Emergency Response Team

## Who we are:

The Langley RCMP is comprised of 181 police officers, 84 full-time municipal employees, and 46 auxiliary officers. It operates a main detachment in Murrayville as well as Community Police Offices in Aldergrove, Brookwood, Willoughby, and Walnut Grove. Through cost-sharing agreements, the Township funds 126.3 of the officers and two Community Safety Officers.

The Langley RCMP is made up of the following:

**Administration** includes the Detachment Commander, Operations Officer, and other positions supported by a financial clerk and administrative assistant. Responsibilities go beyond daily administration to include quality assurance, strategic planning, corporate planning, and liaison with both the Township and City of Langley.

**Community Policing Section (CPS)** works in partnership with the community to identify and solve problems to prevent and reduce crime and the fear of crime. Using core functions of enforcement, prevention, education, intelligence, and investigation, CPS is made up of three units: Crime Reduction, Youth, and Community Liaison which provides programs and services including Block Watch, Speed Watch, the Auxiliary Constable Program, and Community Safety Officers.

**General Duty** is the core service delivery unit of the detachment. Members respond to calls ranging from noisy parties and motor vehicle collisions to homicides. An average of 125 to 150 calls for service is received every day. Members also conduct follow-up investigations, participate in Crime Reduction and Crime Prevention activities, and enforce federal, provincial, and some municipal statutes.

The RCMP also has a number of special sections that deal specifically with Drugs, Economic Crime, Forensic Identification, Sex Crimes, and Street Enforcement.

**Serious Crime Section** is responsible for investigating complex criminal offences including robberies, extortions, serious violent offences against people, and associated Criminal Code offences.



**Support Services** is made up of the RCMP's Operations Communication Centre, Computer Services, Training Section, Transportation Department, Main Office Services, and Media Services.

**Traffic Section** utilizes the Three Es of Traffic Safety: Education, Enforcement, and Engineering to enforce traffic law and investigate serious and fatal collisions.

**Victim Services** provides information, emotional support, referrals, and practical assistance to victims and witnesses of crime and other traumatic events.

### Connected with Our Community

The Langley RCMP is dedicated to protecting and serving citizens through crime prevention and awareness, analysis, investigation, and enforcement. The RCMP targets repeat criminal offenders and crime hot spots, and partners with volunteers to provide effective, community-based responses to crime and public safety issues.

### 2009: A Glimpse Back

- Core Enforcement Team assigned to Aldergrove area
- Break and enters in Aldergrove reduced by 23 percent; overall property crime reduced by 19 percent
- Joint police/probation curfew check program resulted in 47 adult breaches of probation charges
- 81 prolific offenders targeted and 71 arrested under Langley's Most Wanted program
- Over 50 percent reduction in fatalities through strategic traffic enforcement initiatives
- 12 problem houses identified and targeted for eviction, demolition, and fines
- Over 170 volunteer crime prevention actions in hot spots identified
- 63 drug trafficking charges laid and 41 marijuana grow ops removed
- At Risk Youth Team identified and engaged 80 problem youth
- 33,300 visits to the Detachment's website at [langley.rcmp.ca](http://langley.rcmp.ca)

# Recreation, Culture, and Parks

*Recreation, Culture, and Parks contributes to an active and healthy community. The division provides and supports community-based leisure opportunities that contribute to the overall quality of life for all Township residents.*

## What we do:

- Manage and provide of a broad variety of leisure services within the Township
- Offer indoor and outdoor programs to fit the needs of all ages, skills, and interests
- Support the community's quality of life by delivering services through recreation facilities up to 16.5 hours per day, seven days per week, at the Aldergrove Kinsmen Community Centre, W.C. Blair Recreation Centre, Walnut Grove Community Centre, Willowbrook Recreation Centre, the Langley Centennial Museum and National Exhibition Centre, and the Willoughby Community Centre located in the Langley Events Centre which opened in June 2009
- Manage and maintain parks, open spaces, greenways, and trails
- Steward three Township cemeteries

## Who we are:

**Administration** is responsible for the overall leadership and administrative support for the division, the Recreation, Culture, and Parks Advisory Committee, and the Youth Advisory Committee. The Township's Community Grants program also falls under the umbrella of Administration.

**Business and Cultural Services** is responsible for providing financial management support to the division including budgeting, expenses, and revenue analysis. The department develops policies to support the division's operations, including divisional responsibility for its customer services, computerized registration and booking system, and for incorporating corporate business directions and initiatives. Staff provides marketing support to the division including the coordination of a semi-annual Leisure Guide.

The department manages the contractual relationship with the Township's library operator, Fraser Valley Regional Library, and those who lease space in civic buildings. Business and Cultural Services maintains an effective partnership to support the delivery of arts and cultural services within the community. It is responsible for a broad range of arts and cultural programs in the Township including the operation of the Langley Centennial Museum.



Courtney, Recreation Attendant



### Recreation Facilities and Programs

are responsible for a broad range of recreation programs including aquatics, fitness, sports, and wellness and supports divisional/community special events. The department maintains and manages a significant recreation facility asset inventory, manages facility-based capital projects, and maintains effective partnerships within the community to support the delivery of leisure services. Staff oversees the contractual relationships with private sector arena operators including the operating partners of the Langley Events Centre.

### Parks Operations and Cemetery Services

are responsible for all operations within the parks system including active and passive parks, public open spaces, trails, civic building grounds, and cemeteries. It maintains effective community relationships with Recreation, Culture, and Parks outdoor sports and special event user groups. Recreation, Culture, and Parks Parks Operations and Cemetery Services are organized into a number of units that include: sports and special events coordination, facility booking, asset management, turf maintenance, infrastructure maintenance, and cemetery services.

### Committed to the Promotion of High Quality of Life

Recreation, Culture, and Parks is dedicated to improving physical and emotional health and quality of life for individuals, families, and communities by providing and supporting community-based leisure opportunities. Social inclusion is a fundamental component for the division. Recreation, Culture, and Parks belief is that all citizens should have access to services regardless of their ability, age, economic circumstance, ethnicity, gender, or interests.

### 2009: A Glimpse Back

- Opened the Langley Events Centre and the Willoughby Community Centre
- Established the Board of Directors for the 2010 BC Summer Games
- Completed facility improvements at McLeod Athletic Park
- Opened the spray park and play area at Willoughby Community Park
- Amended the Fees and Charges Bylaw to include Cemetery Fees and Charges
- Completed preliminary design work for the Derek Doubleday Arboretum
- Opened the fitness room at Aldergrove Kinsmen Community Centre
- Hosted local student artworks at Langley Centennial Museum and Civic Facility
- Received two Recreation Infrastructure Canada grants
- Completed the rugby/soccer and the soccer/softball fields at Willoughby Community Park



# Sustainability Planning and Development

2009

*Building a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced.*

Social/Cultural Goals - build corporate and community capacity

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# Maintain a high performance workforce

## Objective

*Implement a Human Resources Information System.*

## Division

Human Resources

## Activity

Finalize configuration, test, develop and establish training, and implement system.

## Indicator

System operational.

## Project Summary

System went live August 2009.

Implementation, configuration, and testing of additional modules are in progress with go-live in summer 2010.

## Objective

*Continue to review and research alternate recruitment and selection methods.*

## Division

Human Resources

## Activity

Investigate opportunities and events to promote the Township as a desirable employer.

## Indicator

Create a schedule of events and venues.

## Project Summary

In conjunction with promotional material sent to all BC post secondary institutions, attended the following events to promote Township employment possibilities:

- 10 x 10 Challenge Symposiums
- BCIT
- Careers Super Fair
- Douglas College
- Kwantlen Polytechnical University
- Langara College
- Langley Community Skills Centre
- Trinity Western University
- University College of the Fraser Valley

Social/Cultural Goals - build corporate and community capacity

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# Maintain a high performance workforce

## Objective

*Design and develop internal training programs and workshops.*

## Division

Human Resources

## Activity

Identification of internal training needs.

Develop specific training programs and workshops designed to meet the needs of the organization.

## Indicator

Training programs developed and implemented.

## Project Summary

Over 70 training programs were offered throughout the year.



Social/Cultural Goals – build corporate and community capacity

---

# Maintain a high performance workforce

## Objective

*Provide excellent fire protection to citizens and their property.*

## Division

Protective Services - Fire

## Activity

Recruit and train full-time and paid on-call firefighters.

## Indicator

Hire and put into service 16 new full-time firefighters at a fourth staffed fire hall.

## Project Summary

Recruiting commenced in the second quarter of 2009 and will be completed in the first quarter of 2010.

Social/Cultural Goals – celebrate our heritage

---

# Identify, protect, and manage heritage resources

## Objective

*Ensure heritage attributes of the Township are identified and retained for future generations.*

## Division

Community Development

## Activity

Incorporate an inclusive community-based consultation process, complete the development of a Heritage Strategy, and continue the Historic Places Initiative.

## Indicator

Heritage Strategy and Historic Places Initiative are in place.

## Project Summary

Four historic statements of significance were prepared for sites facing transition in 2009, supporting the addition of three sites in Willoughby and one site in Murrayville to the Community Heritage Register. All four sites will be managed through Heritage Revitalization Agreement Bylaws that will provide long-term legal protection.

## Activity

Continue to offer financial support to the private sector to encourage appropriate heritage resource preservation.

## Indicator

Continued access to the fund by owners and the resulting work meets National Conservation Standards.

## Project Summary

Two new grants were awarded, a value of \$7,375.

Three grants with a total value of \$48,652 were paid; two of the grants were awarded prior to 2009.

Heritage Conservation Covenants were established on two sites receiving grants during the twelve month period.



Social/Cultural Goals – celebrate our heritage

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# Identify, protect, and manage heritage resources

## Objective

*Promote an understanding and appreciation for our cultural diversity and heritage.*

## Division

Recreation, Culture, and Parks

## Activity

Develop an exhibit focused on First Nations basket collection; to include historic and contemporary examples.

Seek funding for Agriculture in Early Langley publication.

Offer a minimum of 80 programs, events, and exhibits.

## Indicator

Restore and clean museum basket collection; locate contemporary basket makers.

Research and design work on Agriculture in Early Langley publication is more than 50 percent completed.

## Project Summary

First Nations basket collection is being cleaned with approximately one-half of the work completed.

Eleven contemporary baskets have been commissioned; nine were completed in 2009.

First draft of Agriculture in Early Langley has been completed and submitted for review.



Social/Cultural Goals – celebrate our heritage

# Promote awareness of heritage values

**Objective**

*Historical incorporation document is available on the Township’s website.*

**Division**

Corporate Administration

**Activity**

Incorporation document for the Township of Langley is accessible on the website.

**Indicator**

The document is available for direct electronic access.

**Project Summary**

The Letters Patent – Certificate of Incorporation document is available to view on the Township’s website.



Social/Cultural Goals – celebrate our heritage

# Support unique community heritage events

## Objective

*Promote stronger ties with Langley area arts and culture groups.*

## Division

Recreation, Culture, and Parks

## Activity

Offer museum and gallery space to schools and art groups; provide quarterly lecture series.

## Indicator

Initiated contact and encouraged groups to use the facility.

## Project Summary

Museum Events:

- January 15 – March 26, 2009 Barbara Boldt: The Journey. Ms. Boldt is a leading artist from the Fort Langley area.
- April 2009 Heritage Fair
- April 2009 River of Destiny inaugurates lecture series
- April 2 – 25, 2009 Gift Shop - Trinity Western University Art Show
- April 9 - 12, 2009 Regional Heritage Fair
- September - December 2009 ESL Artist Show

Civic Facility:

- April 19 – May 19, 2009 Abstract Expressionism; Brookwood Secondary School Art Department was a feature exhibit at the Civic Facility. Langley Arts Council worked with Recreation, Culture, and Parks staff to coordinate this show.

Other:

- Recreation, Culture, and Parks museum staff were involved with Langley School District Foundation and the Langley Spirit of BC Committee in the local students' banner project.
- The banners were completed and hung in the community for the February 8, 2010 Olympic Torch Relay.



Social/Cultural Goals – protect people and their properties

# Prevent crime and reduce the effects of crime

## Objective

*Develop and implement a long-term Policing Strategic Plan for the Langley RCMP Detachment.*

## Division

Protective Services – RCMP

## Activity

Develop a Policing Master Plan for Langley in partnership with community stakeholders that reflect the community's expectations and related accountabilities.

## Indicator

Policing Master Plan presented to Council.

## Project Summary

A five-year Detachment Business Plan was completed in September 2009 and presented to Council.

## Objective

*Develop and implement a formal Crime Reduction Strategy for the Langley RCMP Detachment.*

## Division

Protective Services – RCMP

## Activity

Develop a Crime Reduction Strategy that focuses on prolific offenders, crime hot spots, and root causes of crime. Deploy police resources in highly visible, strategic locations such as urban centres, parks, and local hot spots.

## Indicator

Prolific Offender Strategy implemented.

Effectively engage volunteer resources through crime analysis.

## Project Summary

A Prolific Offender Strategy was implemented in February 2009.

Through extensive analytical criteria ranking, the Langley's Most Wanted Prolific Offender List was created. The list was populated by 81 targeted offenders through 2009; 71 of these individuals were arrested, ten were repeat offenders, and nine have left the Langley area.

Community Policing Offices and volunteers successfully focused on actions and projects using regular Crime Analyst Reports to target identified crime hot spots.

Social / Cultural Goals – protect people and their properties

# Prevent crime and reduce the effects of crime

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Continue to support integrated regional policing services that enhance public safety for our citizens.

## Indicator

Continue participating in lower mainland integrated units such as the Integrated Homicide Investigation Unit and the Emergency Response Team.

Local initiatives such as the Public Safety Inspection Team and the Integrated Service Enforcement Team receive further support.

## Project Summary

The reliance on integrated units for homicide investigation and targeting developing gang violence in Langley was evident in the first few months of 2009. Protocols for both the Public Safety Inspection Team and the Integrated Service Enforcement Team are currently under discussion with an anticipated restart date of spring 2010.

## Activity

Continue to improve the new Police Records Integrated Management System (PRIME-BC).

## Indicator

Seamless information exchange between law enforcement agencies in the Province of British Columbia.

## Progress to date

The introduction of PRIME Version 7.0 has dramatically improved information exchange and this trend will become more a part of policing practice in tackling regional issues.



Social / Cultural Goals – protect people and their properties

# Prevent crime and reduce the effects of crime

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Update the Langley RCMP 2009 - 2011 Strategic Plan.

## Indicator

Completed and distributed the 2009 - 2011 Strategic Plan.

## Project Summary

The final draft of the Strategic Plan was completed in June 2009.

A 2008 Year-In-Review was added to the Langley RCMP website in May 2009.

## Activity

Complete a Strategic Communications Plan for the detachment.

## Indicator

Completion of Strategic Communications Plan and identification of initiative action plans.

## Project Summary

The final draft was completed in March 2009. Three initiatives were identified for action: promotion of the Langley RCMP public website, the Core Enforcement Team for Aldergrove, and internal communications.

Numerous initiatives were advanced including the addition of the detachment website to all communications, correspondence, Community Policing Offices, and police vehicles. Communications branding was developed – Connected with our Community. This branding has also been added to the website address.

The second follow-up survey of Aldergrove businesses and residents on local policing service was initiated in August 2009 and completed in January 2010. The final results are being processed for publication in March 2010.

Social/Cultural Goals – protect people and their properties

# Prevent crime and reduce the effects of crime

## Objective

*Use electronic media to enhance communication.*

## Division

Protective Services - RCMP

## Activity

Enhance a Langley RCMP stand-alone website at langley.rcmp.ca.

## Indicator

The website up and running with strategic, meaningful content.

## Project Summary

The Langley RCMP website, langley.rcmp.ca, was launched November 2008 featuring crime maps, crime reduction and prevention initiatives, volunteer programs, the Chief's Message, and the Most Wanted Prolific Offender photo list. Streaming video, audio, and a youth web page were slated for summer 2009, however, these added initiatives have now been pushed back to spring 2010.

The detachment website experienced 33,300 visits in 2009, with 60 percent new visits and an average page time of over two minutes. This medium is providing excellent exposure to detachment programs, services, and links to municipal partners.

## Activity

Foster and maintain strong relationships with local media to enhance communication of policing initiatives.

## Indicator

Provide local media with proactive releases.

## Project Summary

Local media releases surpassed original proactive target measures for 2008. The projected number increased in 2009/2010 with further development of web features and statistical reports on crime reduction and crime prevention initiatives.

An increase of 25 percent in local media releases over 2008 was projected: actual numbers indicated an increase of 50 percent.



Social/Cultural Goals – protect people and their properties

# Prevent crime and reduce the effects of crime

### Objective

*Provide excellent police protection for Langley citizens and their property.*

### Division

Protective Services - RCMP

### Activity

Enhance ability to provide road safety through education and enforcement activities; continued participation in Road Safety Vision 2010 that focuses on aggressive driving, impaired drivers, occupant restraint, and high-crash intersections.

### Indicator

Strategic enforcement of intersections, impaired drivers, and seatbelt offences.

Speed Watch volunteers deployed in relation to identified high collision traffic locations and areas of community concern.

Fatality reduction of 25 percent.

### Project Summary

The number of trained breath technicians was increased to address impaired driving.

Langley RCMP Traffic Enforcement Section introduced covert intersection and construction site operations to effectively target seatbelt and intersection offences.

Strategic enforcement on impaired drivers, seatbelt violations, and intersections contributed to a more than 50 percent reduction from the previous year in traffic fatalities. This reduction exceeded the anticipated rate of 25 percent.



Social/Cultural Goals – protect people and their properties

# Prevent crime and reduce the effects of crime

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Prepare for increased traffic enforcement resulting from the opening of the Golden Ears Bridge.

## Indicator

Traffic enforcement plan in conjunction with other Road Safety partners is in place.

## Project Summary

Working relationships with other agencies and enforcement partners are in place.

Coordinated enforcement initiatives with ICBC, the Integrated Road Safety Unit, and the Commercial Vehicle Enforcement Teams resulted in several projects. One initiative in September 2009 netted over 725 vehicle checks in north Langley. Numerous fines and warnings were issued and defective vehicles were removed from the road.

The Automated Licence Plate Reader vehicle was strategically situated in Langley resulting in identification of and action against numerous prohibited and unlicensed drivers.



Social/Cultural Goals – protect people and their properties

# Prevent crime and reduce the effects of crime

**Objective**

*Provide excellent police protection for Langley citizens and their property.*

**Division**

Protective Services - RCMP

**Activity**

Creation of Core Enforcement Team for the Aldergrove area.

**Indicator**

Core Enforcement Team up and running in Aldergrove.

**Project Summary**

The Core Enforcement Team was assigned to Aldergrove in May 2009. The combined efforts of this team, Community Safety Officers, and other specialized detachment units has resulted in a 23 percent reduction in break and enters in Aldergrove and an overall 19 percent reduction in property crime.

**Activity**

Disrupt drug trade in the community.

**Indicator**

Drug trafficking arrests increased by 10 percent.

**Project Summary**

Langley RCMP Drug Section reported a 38 percent increase in drug trafficking arrests by December 2009, well above the projection. This objective was of even greater importance with the increase in drug-related gang violence in the region and the impact on Langley.



Social/Cultural Goals – protect people and their properties

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# Prevent fire and minimize losses

## Objective

*Provide excellent fire protection to citizens and their property.*

## Division

Protective Services – Fire

## Activity

Research and design an addition to the Fire Training Centre.

## Indicator

Additional skills and knowledge provided to create more effective firefighters.

## Project Summary

The classroom addition has been completed.

## Objective

*Review and evaluate need for 24-hour availability of a senior Fire Department Officer.*

## Division

Protective Services – Fire

## Activity

Determine the need for the District Chief to be available through rotating shifts; review schedule for first quarter of 2009.

## Indicator

Fire Department goals and objectives are met.

## Project Summary

Initial review completed.

Social/Cultural Goals – protect people and their properties

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# Prepare for emergencies and disasters

## Objective

*Implement power outage mitigation plan for key facilities.*

## Division

Engineering

## Activity

Promote continued power outage mitigation plan by providing for emergency generators at Aldergrove Wells No. 9 and No. 10 and through the purchase of one mobile 100 kw generator.

Develop a power outage mitigation plan for Aldergrove to ensure uninterrupted service.

## Indicator

Emergency power service available to sustain services in the event of an electrical power breakdown.

## Project Summary

One mobile emergency generator was procured; new fixed emergency generators were installed at the Aldergrove Water Treatment Plant and at Aldergrove Wells No. 9 and No. 10.



Social/Cultural Goals – protect people and their properties

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# Prepare for emergencies and disasters

## Objective

*Implement power outage mitigation plan for key facilities.*

## Division

Engineering

## Activity

Continue with the power outage mitigation plan by:

- Complete the installation of a fixed emergency generator at 84 Avenue lift station
- Install a fixed emergency generator at 265 Street sanitary station
- Complete the retrofit of multiple stations for hookup of portable generators

## Indicator

Emergency power service available to sustain services in the event of an electrical power breakdown.

## Project Summary

Installation of the 84 Avenue lift station generator has been completed. Replacement of the old generator at the 265 Street lift station is in progress. A new portable generator for small sanitary lift stations has been purchased and design of plug installations was completed.



Social/Cultural Goals - protect people and their properties

# Foster a preventative approach to personal and community safety

**Objective**

*Enhance Langley Regional Airport operational safety impacting users and the community.*

**Division**

Corporate Administration

**Activity**

Begin introduction of Transport Canada’s new Safety Management System in compliance with established timelines.

**Indicator**

Amendments approved to operational safety guidance publications.

Airport safety signage increased.

Aircraft traffic flight patterns amended to lessen over-flight of built up areas.

**Project Summary**

This project is 100 percent fulfilled.

**Activity**

Reduce wildlife activity impacting operations.

**Indicator**

Enhanced fencing installed to prevent deer and coyotes from entering.

Ground ponding decreased to lessen the impact of bird activity on air operations.

**Project Summary**

This project is 100 percent fulfilled.



Social/Cultural Goals- protect people and their properties

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# Foster a preventative approach to personal and community safety

## Objective

*Enhance Langley Regional Airport operational safety impacting users and the community.*

## Division

Corporate Administration

## Activity

Apply for \$2 million funding grant from federal Airport Capital Assistance Program for a parallel taxiway to runway 01-19

## Indicator

Increased parallel taxiway safety for runway 01-19.

## Project Summary

Plans professionally contracted and submitted to Transport Canada; expect response in 2011.



Social/Cultural Goals – protect people and their properties

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# Foster a preventative approach to personal and community safety

## Objective

*Provide excellent protection for Langley's citizens and their property.*

## Division

Engineering

## Activity

Conduct fire hydrant maintenance program.

## Indicator

Annual hydrant maintenance program completed.

## Project Summary

Hydrant maintenance is an ongoing annual program. The 2009 program was completed with all hydrants exercised; 1056 hydrants fully serviced, and 726 painted.

Social/Cultural Goals – protect people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Support and enhance the ability of families to care for their children and reduce factors that put them at risk.*

## Division

Protective Services – RCMP

## Activity

Provide and support programs that involve and engage Langley youth.

Promote opportunities for positive interaction between youth and police.

## Indicator

Continued partnership with Langley Youth and Family Services and the School District's Restorative Justice Program.

Ongoing investment in RCMP youth activities such as the Junior Cadet Camp.

At-Risk Youth Team identifying and engaging problem youth.

Website developed with youth content, positive links, and incentives.

## Project Summary

Identified youth partnerships are being maintained.

Junior Cadet Camp ran July 14 - 16, 2009 with over 300 applicants and 120 graduates, a very strong community involvement. An increase in applications is expected in 2010.

The At-Risk Youth team was increased by an additional officer in spring 2009. Eighty more youth were identified and targeted for various community programs and services in 2009.

The Langley RCMP web team and Youth Section are collaborating to initiate a youth page on the public website. This was to be ready for design and content load by June and launched in early fall 2009; however, this initiative was pushed to 2010.

Efforts were focused on a student artwork gallery for the front counter area of the detachment, a successful and rewarding youth project that started in June 2009.

Social/Cultural Goals – protect people and their properties

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# Protect our people and their property

## Objective

*Undertake appropriate review of Erosion and Sediment Control and Development Cost Charges bylaws.*

## Division

Community Development

## Activity

Conduct public and development industry consultation.

## Indicator

Comprehensive review of the Erosion and Sediment Control and Development Cost Charges Bylaws is complete.

## Project Summary

Erosion and Sediment Control Bylaw adopted by Council and a consultant to review and update the Development Cost Charge Bylaw in consultation with stakeholders.



Social/Cultural Goals – protect people and their properties

---

# Provide consistent and effective bylaw enforcement

## Objective

*Review and evaluate proactive bylaw enforcement.*

## Division

Protective Services – Bylaws

## Activity

Measure success of early intervention strategies; traffic bylaw infractions responded to before a complaint is received.

## Indicator

Fewer public complaints received by the Bylaw Department.

## Project Summary

With a proactive approach from the bylaw officers, faster compliance has been achieved in many traffic and parking issues.



Social/Cultural Goals – protect people and their property

---

# Provide consistent and effective bylaw enforcement

## Objective

*Provide online searchable database of all Township bylaws.*

## Division

Corporate Administration

## Activity

Most requested bylaws posted on the website in a searchable format.

## Indicator

Internal and external customers have ready access to the Township's bylaws.

## Project Summary

The most frequently requested bylaws are available on the Township's website.

Social/Cultural Goals – protect people and their properties

---

# Provide consistent and effective bylaw enforcement

## Objective

*Develop and implement long-term Bylaw Strategic Plan.*

## Division

Protective Services – Bylaws

## Activity

Develop Bylaw Strategic Plan in partnership with Council and community stakeholders, reflecting the community's expectations and needs.

## Indicator

Completed Bylaw Strategic Plan presented to Mayor and Council.

## Project Summary

With the completion of the Bylaw Strategic Plan, dedicated officers are assigned to specific zones throughout the community.

Social/Cultural Goals – provide and support community based leisure opportunities

# Provide parks, open space, and recreation facilities.

**Objective**

*Design and construct sufficient parks and park-related projects to enhance neighbourhood communities.*

**Division**

Community Development

**Activity**

Design and construct park projects in the Willoughby community.

**Indicator**

Continued development of Willoughby Community Park.

**Project Summary**

Design and construction of greenway connections around Willoughby Community Park completed.

**Activity**

Design and construct park projects that meet the needs of the Routley neighbourhood.

**Indicator**

Routley Neighbourhood Park construction commenced.

**Project Summary**

Individual developer commitments coordinated into single combined project.

Phase 1, children’s play area completed.



Social/Cultural Goals – provide and support community based leisure opportunities

---

# Provide parks, open space, and recreation facilities

## Objective

*Continue to address future community recreation needs for Aldergrove community.*

## Division

Recreation, Culture, and Parks

## Activity

Pursue and leverage other sources of funding including provincial and federal infrastructure improvement programs.

Utilizing the 2008 allocated capital funds of \$80,000, pursue possible facility enhancements for Aldergrove Athletic Park including trail widening, playground development, BMX bike track, community gardens, and new sports field.

## Indicator

Detailed design work completed for new facility; funding plan in place to allow for construction to commence.

In consultation with park user groups, initial phase of trail widening and facility enhancement work completed at Aldergrove Athletic Park.

## Project Summary

Recreation, Culture, and Parks staff participated in the Aldergrove Task Force initiative throughout 2009.

Completed preliminary design work for enhancements to Aldergrove Athletic Park.

Received Recreation In Canada grant for mountain bike park, baseball batting cage, and children's play area.

First phase of site preparation at Aldergrove Athletic Park for mountain bike park was completed.

Social/Cultural Goals – provide and support community based leisure opportunities

# Provide parks, open space, and recreation facilities

### Objective

*Ensure required facilities are in place to ensure the successful staging of the 2010 BC Summer Games.*

### Division

Recreation, Culture, and Parks

### Activity

Complete facility improvements at McLeod Athletic Park including track resurfacing, spectator seating installation, stadium perimeter fencing installation, and scoreboard and sound system installation.

Design and construction of a four-court sand volleyball facility at Willoughby Community Park.

### Indicator

Facility improvements completed by October 2009.

### Project Summary

Track resurfacing, spectator seating installation, stadium perimeter fencing installation, scoreboard, and sound system installation were completed in 2009.

Construction contract was tendered and awarded.

Construction was started late 2009 and design work for a four-court sand volleyball facility was completed.



Social/Cultural Goals – provide and support community based leisure opportunities

---

# Form partnerships to maximize leisure opportunities

## Objective

*Successful operation of Langley Events Centre during its first year of service to the community.*

## Division

Recreation, Culture, and Parks

## Activity

Partnership and lease agreements were implemented with facility operating partners.

Community centre programs (fitness, multimedia, preschool, and gymnasium) commenced.

Synergies developed between facility programming and community park programming.

## Indicator

Facility Operating Committee meeting regularly to discuss facility and program needs.

Recreation programs fully subscribed, park space fully allocated for community use.

Facility partners moved into Langley Events Centre and programs/businesses established.

## Project Summary

Facility openings scheduled throughout April to June; official opening of the full facility occurred Saturday, June 13, 2009.

Facility Operating Committee met regularly through 2009.

Programming at the Willoughby Community Centre commenced July 2009.

All completed park space is in inventory and available for public use.

Facility partners, teams, user groups, and lease holders moved into the facility in 2009.



Social/Cultural Goals – provide and support community based leisure opportunities

---

# Form partnerships to maximize leisure opportunities

## Objective

*Increase community enthusiasm and volunteerism for Vancouver 2010 Olympic Winter Games and the 2010 BC Summer Games in the Township of Langley.*

## Division

Recreation, Culture, and Parks

## Activity

Continue to support the activities and initiatives of the Langley Spirit of BC Committee.

Work with Langley 2010 BC Summer Games Board of Directors to create enthusiasm in the community and successfully begin to recruit 4,000 volunteers to deliver the games in July 2010.

## Indicator

Heightened community excitement for 2010 events.

Plans in place for local celebrations during Vancouver 2010 Olympic Games, including February 8, 2010 Olympic Torch Relay and community celebration.

Plans in place for successful staging of 2010 BC Summer Games.

## Project Summary

Langley Spirit of BC Volunteer recruitment initiative has been established.

Langley Spirit of BC initiated and promoted a series of community events.

Planning of community celebration and 2010 Olympic Torch Relay underway.

Volunteer recruitment and process for 2010 BC Summer Games initiated.

Langley 2010 BC Summer Games Board of Directors was established.

Hired Operations Coordinator for the Langley 2010 BC Summer Games.

Social/Cultural Goals – provide and support community based leisure opportunities

---

# Form partnerships to maximize leisure opportunities

## Objective

*Complete motorized boat launch planning exercise.*

## Division

Recreation, Culture, and Parks

## Activity

Consult with potential partners including the Province of BC, TransLink, and Kwantlen First Nations to complete planning exercise with the goal of relocating and improving motorized boat launching facilities and access to the Bedford Channel and Fraser River.

Development of a business plan and development plan for a new boat launch facility to provide access to the Fraser River for motorized watercraft.

## Indicator

Planning study completed in consultation with other partners.

Development plan completed for relocated launch facility.

Business plan completed for a relocated launch facility.

Capital budget requirements identified for potential inclusion in 2010 - 2014 Five-Year Capital Plan.

## Project Summary

Meetings with existing Experience the Fraser planning team from Metro Vancouver Parks occurred. These meetings focused discussions on the Regional Study for Motorized Boat Launches, a study currently taking place within our region.

Consultation to continue in 2010.



Social/Cultural Goals – promote stewardship

---

# Incorporate a sustainability mentality into the community

## Objective

*Engage residents and community members in local cleanliness activities.*

## Division

Engineering

## Activity

Involve community members in maintaining a clean community.

## Indicator

Increase in participation in programs.

## Project Summary

The participation in the Adopt-a-Programs continues to be strong with 23 new adoptions and 81 new volunteers.

Additional effort will be undertaken in 2010 to increase program awareness.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

## Objective

*Continue to process development applications that reflect a sustainable approach to community development.*

## Division

Community Development

## Activity

Process zoning, subdivision and development permits, and related applications.

## Indicator

Quantity of applications processed.

## Project Summary

An anticipated reduction in development applications, approximately 18 percent was realized in relation to the economic slowdown.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

## Objective

*Review and update Development Cost Charge Bylaw in consultation with stakeholders.*

## Division

Community Development

## Activity

Review and amend the Development Cost Charge Bylaw in consultation with stakeholders. Ensure proposed Development Cost Charges reflect current construction rates.

## Indicator

Amended bylaw is adopted.

## Project Summary

Bylaw is under review and will be presented to Council for consideration in mid to late 2010.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

## Objective

*Initiate or complete new community plans.*

## Division

Community Development

## Activity

Complete the Central Gordon Estate Neighbourhood Plan.

## Indicator

Charrette held, draft plan developed, public consultation sought, and bylaw adopted.

## Project Summary

Invitations forwarded to residents and stakeholders.

A design charrette was held; three options were developed and discussed at two neighbourhood team meetings and at an open house. Information received will be reviewed and incorporated accordingly.

## Activity

Complete the Aldergrove Core Planning Program.

## Indicator

Hold a design charrette, seek public consultation, and incorporate plan into the Aldergrove Community Plan.

## Project Summary

A design charrette was held to develop two options for redevelopment of the downtown core. A progress report was presented to Council in September followed by a public open house in October. Based on public feedback, a revised concept was presented to the Aldergrove Planning Committee in November.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

## Objective

*Amend Subdivision and Development Servicing Bylaw to integrate standards, streamline processes, and promote sustainability goals.*

## Division

Community Development

## Activity

Review Subdivision and Development Servicing Bylaw in consultation with stakeholders to update servicing standards.

## Indicator

Amended bylaws are adopted.

## Project Summary

Draft bylaw is 95 percent complete and currently under review with the stakeholders. The amended Subdivision and Development Servicing Bylaw will be presented to Council for consideration in early 2010.

Economic Goals – develop livable and vibrant communities

# Make communities pedestrian and bicycle oriented

## Objective

*Construct pedestrian overpasses at 200 Street/68 Avenue and Fraser Highway/221 Street.*

## Division

Engineering

## Activity

Begin construction of pedestrian overpasses pending design and land acquisition phases tabled for 2008.

## Indicator

Construction completed.

## Project Summary

Land acquisition for the pedestrian overpass for 200 Street at 68 Avenue was completed in 2009. The project includes a \$1 million grant from the Provincial Local Motion Program. Detail design was completed in 2009, construction tendered in the winter of 2009, and the project is scheduled to begin in February 2010. It is expected to be under construction for six months and to open in 2010.

The pedestrian overpass will link the greenway west of 200 Street with 68 Avenue east of 200 Street. The greenway east of 200 Street will continue to be constructed as development progresses.

The pedestrian overpass on Fraser Highway at 221 Street has been deferred. It will be considered in future years pending available funds in the capital budget and future demand resulting from further development in Murrayville.



## Economic Goals – develop livable and vibrant communities

# Make communities pedestrian and bicycle oriented

### Objective

*Construct road network improvements to accommodate the Langley Events Centre in Willoughby.*

### Division

Engineering

### Activity

Construct road network improvements at 202A and 202B Streets from 69 Avenue to 74 Avenue, 200 Street south of 80 Avenue and 80 Avenue west of 200 Street.

### Indicator

Road network improvements required to service the Langley Events Centre completed.

### Project Summary

Construction of 200 Street south of 80 Avenue (east side) fronting the Langley Events Centre has been completed. Construction of 80 Avenue east of 200 Street (south side) fronting the Langley Events Centre has also been completed. The intersection of 200 Street and 80 Avenue has been modified to incorporate left turn phases to facilitate Langley Events Centre traffic movements.

Construction of 202A and 202B Street from 69 Avenue to 74 Avenue was completed in the summer 2009 including the installation of traffic signal at 202A and 202B Streets and 72 Avenue.

The Township has constructed sidewalks leading to the existing bus stops on the east and west sides of 200 Street north and south of 80 Avenue as part of the Transit Improvement Program, which is cost shared with TransLink. A new bus stop in the northbound direction (east side) of 200 Street in front of the Langley Events Center was implemented in cooperation with TransLink and Coast Mountain Bus Company.



Economic Goals – invest in effective infrastructure

---

# Ensure quality construction and best value for our investment

## Objective

*Ensure proposed buildings contain the necessary design features and construction elements to provide for the health, safety, and accessibility of citizens.*

## Division

Community Development

## Activity

Process permit applications and review building designs and other proposals for compliance with appropriate codes, bylaws, and other enactments.

## Indicator

Buildings are healthy, safe, sustainable, and accessible for all citizens.

## Project Summary

Permit, Licence, and Inspections Services Department continues to process all types of building permit applications.

Although a reduction in the number of residential applications was anticipated, multi-family, commercial, and industrial activity remained steady. 2,475 building permits were issued with a construction value of \$273 million.



Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize service life

## Objective

*Establish wireless infrastructure to enable network connectivity between all Township of Langley facilities.*

## Division

Corporate Administration

## Activity

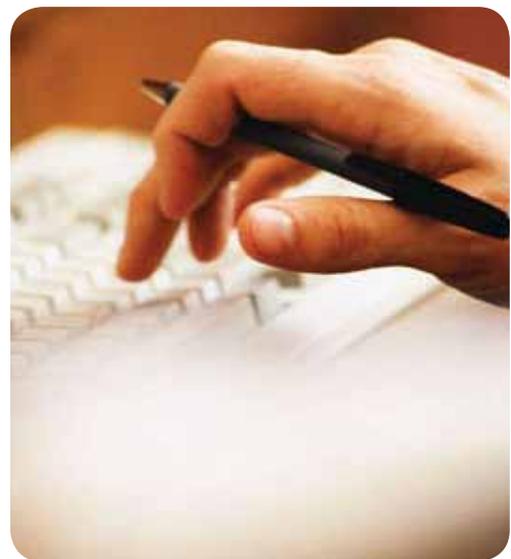
Implement core point-to-point wireless connectivity between various Township of Langley facilities to establish a backbone infrastructure to base further connectivity-based projects.

## Indicator

Core wireless backbone established and implemented.

## Project Summary

The project has been completed and connectivity now exists between all major facilities.



Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Implement Traffic Control Management Centre to optimize the performance of existing traffic signals within the Township.*

## Division

Engineering

## Activity

Implementation procured traffic control related software and equipment.

## Indicator

Traffic Control Management Centre operational.

## Project Summary

TransLink funding and approval was received for implementation of an Advanced Traffic Control Management Centre in 2008.

Due to the cost of the project, the program approach has been adjusted to a multi-phase implementation. The Central Control System was acquired with focus on implementation on major road networks. Major corridors that have been implemented to date include 200 Street, 64 Avenue, and Fraser Highway.

The majority of traffic signals south of Highway 1 have been connected to the system. Future phases include upgrading the software package and the inclusion of traffic signals north of Highway 1. This has been delayed until further funding can be secured as part of the Township's capital budget, and it is anticipated this will not occur earlier than 2011.



Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards.*

## Division

Engineering

## Activity

Operate and efficiently maintain sewage collection system including lift stations, force mains, and gravity piping.

## Indicator

Uninterrupted sewage collection.

## Project Summary

Performed annual inspection of system manholes; performed annual right-of-way maintenance.

## Activity

Conduct lift station maintenance program.

## Indicator

Annual lift station maintenance programs completed.

## Project Summary

Performed:

- quarterly wet well cleaning
- annual mechanical and electrical preventative maintenance at all stations
- semi-annual mechanical and electrical preventative maintenance at major stations
- annual standby generator maintenance
- annual building and site maintenance

Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards.*

## Division

Engineering

## Activity

Complete sewer system flushing and grease cutting programs.

## Indicator

Customer satisfaction and number of service requests.

## Project Summary

On a three-year rotation:

- flush entire sanitary system
- grease cut all grease accumulating areas
- flush low flow and problem areas on annual, semi-annual, and ten-week cycles
- grease cut problem areas on annual, semi-annual, and ten-week cycles

## Activity

Administer sewer system inspection program through closed-circuit TV (CCTV).

## Indicator

Annual closed-circuit camera/TV inspection program and review of results completed.

## Project Summary

CCTV of entire sanitary system is on a twenty-year rotation.

Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Review and update Fire Department apparatus and equipment model.*

## Division

Protective Services – Fire

## Activity

Review apparatus and equipment model to ensure it meets short-term and long-term needs of the Township.

## Indicator

Apparatus and equipment model amended to reflect the changing nature of the department and community.

## Project Summary

A review was commenced in the last quarter of 2009 and will be completed in the second quarter of 2010.



Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards.*

## Division

Engineering

## Activity

Monitor effluent loading on an ongoing basis.

## Indicator

Laboratory testing results.

## Project Summary

Assessment for high concentrations of total suspended solids and biological oxygen demand are performed through routine weekly effluent quality sampling.

Ensure discharges to sanitary system are through authorized connections.

## Activity

Conduct system air valve and blow-down maintenance.

## Indicator

Annual air valve and annual blow-down maintenance program completed.

## Project Summary

Systematic inspection and operation of air valves and blow-downs are being conducted. Repairs scheduled as problems determined.

Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards.*

## Division

Engineering

## Activity

Complete inflow and infiltration inspection and reduction program to reduce volume of sewage requiring treatment.

## Indicator

Volume reduction of inflow and infiltration requirements.

## Project Summary

Area to receive smoke testing in 2009 was determined.

Repair work based on 2008 smoke testing was undertaken in 2009.

Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Continue to improve fire training facility.*

## Division

Protective Services – Fire

## Activity

Implement Phase 3 of facility upgrade, high-rise strategies and tactics training.

## Indicator

Phase 3 upgrade completed.

## Project Summary

Phase 3 of the facility upgrade complete.

Phase 4 will be initiated in 2010.



Economic Goals – integrate transportation and community planning

---

# Provide safe and affordable transportation infrastructure

## Objective

*Construct the realignment of Telegraph Trail at 96 Avenue.*

## Division

Engineering

## Activity

Acquire land requirements after functional design completed.

Commenced construction in January 2009.

## Indicator

Construction complete by summer 2009 to coincide with the opening of the Golden Ears Bridge.

## Project Summary

Functional design of Telegraph Trail/96 Avenue/198 Street is 90 percent complete. Land acquisition is partially complete with the remainder anticipated in the spring of 2010. Due to land acquisition and funding shortfall, construction cannot begin until spring 2010.

Design has been reviewed and amended to be consistent with road work being completed as part of the Golden Ears Bridge and to accommodate cycling facilities consistent with regional plans.

The Township has received approval from TransLink for \$1.3 million in Major Road Network Minor Capital funding for the realignment project. The Township received a \$1.6 million Federal/Provincial Infrastructure Canada/Building Canada/Communities Component grant to assist in funding the project. Additional funds are required as part of the 2010 capital budget to fund the Township's share of the project cost.



Economic Goals – integrate transportation and community planning

---

# Provide safe and affordable transportation infrastructure

## Objective

*Construct 208 Street upgrade and coordinate respective traffic signals.*

## Division

Engineering

## Activity

Upgrade existing road network of the Willowbrook Connector from 64 Avenue to 68 Avenue.

## Indicator

Four-lane arterial roadway from 62 Avenue to 68 Avenue and coordination of traffic signals on 208 Street completed.

## Project Summary

Road widening design at 208 Street from 62 Avenue to 64 Avenue has been initiated. A provincial grant has been received to assist in the construction of bike lanes as part of the project.

Due to delays in land acquisition, construction was anticipated to begin in summer 2009; however, due to funding limitations, the continuation of the project originally planned for 2009 has been deferred.

As part of the 2009 and 2010 capital program, the Township has applied for TransLink funding to assist with the construction of the 208 Street overpass of Highway 1. Construction is expected to commence in 2010. Several land development projects along 208 Street will widen portions of the roadway. Coordination of the traffic signals will not be implemented until the corridor has been expanded in 2010/2011.



Economic Goals – integrate transportation and community planning

# Coordinate with other agencies to improve transit and road services

## Objective

*Construction of the 64 Avenue overpass and associated road improvements.*

## Division

Engineering

## Activity

Initiate construction phase of overpass project; steering committee established.

Hire owner’s engineer to oversee detailed design and land acquisition.

## Indicator

Construction initiated in 2008; completion in 2010.

## Project Summary

A “Design Feasibility and Investigation for 64 Avenue Extension from 204 Street to 216 Street with an overpass at Highway 10” study has been completed. The Township has hired a project manager and an owner’s engineer to oversee the project. The Township has received conditional approval from the Agricultural Land Commission on the preferred alignment and is working towards final approval from the Agricultural Land Commission by spring/summer 2010.

The Township has undertaken consultation activities with the community at large. The conceptual design is being refined to reflect changes arising from consultation with the public and other stakeholders. Funding agreements with project partners are being prepared for Council consideration.

It is anticipated construction will be undertaken through a design/build contract to be tendered by summer/fall 2010.



Economic Goals – integrate transportation and community planning

---

# Coordinate with other agencies to improve transit and road services

## Objective

*Negotiate 196 Street overpass agreements as identified in Roberts Bank Rail Corridor Study.*

## Division

Engineering

## Activity

Collaborate with TransLink and the City of Surrey to address road congestion and rail issues.

## Indicator

Refine the conceptual design for the 196 Street overpass, 192 Street overpass, and 54 Avenue overpass.

## Project Summary

To alleviate traffic congestion on 200 Street, TransLink hired a consultant to undertake a study of alternative alignments for the 192 Street, 196 Street, and 54 Avenue overpass projects. The municipality participated in the study and a final report has been completed. The study results will assist in negotiating with other partners on the scope, timing, and cost sharing arrangement for the projects.

The project partners have hired a consultant to undertake a more detailed analysis of the preferred conceptual plan for the overpasses. The current conceptual plan is being refined to address the issues identified.

As part of the Roberts Bank Rail Corridor study, the 196 Street, 192 Street, and 54 Avenue overpass projects must be completed within an eight-year timeframe. The Township of Langley's Five-Year Financial Plan currently does not allot funds for 196 Street. It is anticipated that construction of the overpass will not occur until the later years of the program pending agreement among the project partners and shared funding.

## Economic Goals – integrate transportation and community planning

# Coordinate with other agencies to improve transit and road services

### Objective

*Update traffic signal coordination on various municipal roads.*

### Division

Engineering

### Activity

Continue to update traffic signal coordination at various key roadways to ensure they are in keeping with rapid growth and changing traffic patterns. This project will include reviewing traffic signal requirements resulting from traffic pattern changes associated with the opening of the Golden Ears Bridge.

### Indicator

Completion of updated traffic signal timing plans on various corridors including Fraser Highway, 64 Avenue, 88 Avenue, and 200 Street.

### Project Summary

Phase 1 of the Integrated Regional Signal System (IRSS) program was integrated into the Township's new Advanced Traffic Management System in 2009. Preliminary planning for Phase 2 of the IRSS system has been initiated.

Phase 2 includes identifying locations of the advanced warning signage and the sign design and rail detection system for the diversion of traffic from 200 Street to 204 Street during a rail event.

Further development of Phase 2 is currently on hold pending the final approval of the 64 Avenue overpass and finalization of the design of the overpass. Pending finalization of the overpass agreements, funding, and design, implementation of Phase 2 of the IRSS system will continue.

The following traffic signals have been refined to reflect recent changes:

- 88 Avenue and 208 Street intersection
- 96 Avenue at 199A Street and at 201 Street
- 200 Street from 80 Avenue to 86 Avenue and 91A Avenue and 92A Avenue

Plans for 2010/2011 include refining traffic signal timings on other corridors such as 200 Street from 62 Avenue to 80 Avenue, 96 Avenue from 201 Street to 208 Street, 64 Avenue from 197 Street to 200 Street, and Fraser Highway from 260 Street to 276 Street.

The Township is also working with Ministry of Transportation and Infrastructure to update the traffic signal timing at the 200 Street Interchange between 86 Avenue and 91A Avenue in 2010.

Economic Goals – achieve fiscal stability and fiscal health

# Develop effective financial strategies and plans

## Objective

*Increase lease revenue of Township property.*

## Division

Corporate Administration

## Activity

Hire consultant to identify Township properties acquired without Development Cost Charges funding and have potential value in disposition.

Establish a Township Property Endowment Fund.

Present report to Council.

## Indicator

Increase in revenue in both commercial and residential lease properties.

## Project Summary

In 2009, the commercial lease revenue was budgeted at \$412,780.

In 2009, the residential rental revenue was budgeted at \$245,220. This amount has been revised to \$255,420 to reflect a property that will be added to the rent roll in June. At this time, it is anticipated that both the commercial lease revenue and residential rental revenues will be in line with projected budgets. Actual residential rental revenues will experience some growth in 2009 due to the addition of two properties to the rent rolls.

The caveat to this projection is the implementation of a Property Endowment Fund. The creation of a Property Endowment Fund is currently being studied. Decisions may be made to dispose of residential income producing properties before the end of the year. These funds would later be deployed into commercial income-producing properties or properties that have development potential to generate a capital gain.



Economic Goals – achieve fiscal stability and fiscal health

---

# Develop effective financial strategies and plans

## Objective

*Undertake long-term financial planning strategies.*

## Division

Finance

## Activity

Update the Long-Term Financial Plan.

## Indicator

Adoption of the Five-Year Financial Plan Bylaw by May 14, 2010.

## Activity

Meet the Public Sector Accounting Board accounting and reporting requirements for tangible capital assets.

Continue with ongoing accounting and reporting of the Township's tangible capital assets.

## Indicator

Project is within target timelines to ensure a successful implementation and ongoing maintenance of the tangible asset information.

## Project Summary

The Tangible Capital Asset Project is proceeding on schedule with assets being identified and evaluated throughout the Township.

Business processes surrounding the capitalization of asset improvements are being established.

Economic Goals – achieve fiscal stability and fiscal health

---

# Practice responsible fiscal management

## Objective

*Provide municipal garbage and recycling customers with high quality service.*

## Division

Engineering

## Activity

Collect garbage, yard trimmings, and recycling items curbside in accordance with the contract.

## Indicator

Terms and conditions of the garbage and recycling services contract are satisfied.

## Project Summary

Sierra Waste Services Ltd. was awarded the curbside collection and services contract for a seven-year term effective April 2009.



## Economic Goals – achieve fiscal stability and fiscal health

# Develop non-taxation funding sources

### Objective

*Pursue grant opportunities, develop effective incentive policies, and implement a user fee policy that balances the cost of services with community needs and taxpayer responsibility.*

### Division

Recreation, Culture, and Parks

### Activity

Pursue grant funding opportunities for museum, arts and culture, recreation, environmental sustainability, and capital development initiatives.

Amend Cemetery Bylaw and identify additional revenue opportunities for cemetery operations.

Amend Fees and Charges Bylaw and identify additional opportunities to further shift responsibility from taxpayers to users of services.

### Indicator

Increase by 10 percent total grant monies received by year-end.

Council endorsed advertising policy, Cemetery Bylaw, and Fees and Charges Bylaw.

### Project Summary

Advertising policies from other municipalities have been gathered. Discussion at Langley Outdoor Sports Advisory Group and Recreation, Culture, and Parks Advisory Committee occurred in 2009.

Sample cemetery bylaws from other municipalities have been collected. Draft Cemetery Bylaw has been discussed by the management team. Consultant hired to update the bylaw in preparation for approval by Council in 2010.

Council provided direction to staff for 9.5 percent increase in ice/dry floor user fees for implementation in September 2009.

Fees and Charges Bylaw presented to Council in July for implementation September 2009.

Sport Hosting Initiative Program established.

Langley Centennial Museum received BC Arts Council Museum Operating grant of \$96,500.

Langley Centennial Museum received Young Canada Works grants for two summer student positions: curatorial assistant and educational assistant.

Langley Centennial Museum received a Human Resources Development Canada grant for a summer student program assistant.

Received Recreation Infrastructure Canada grant of \$130,000 towards construction of mountain bike park, batting cage, and play area at Aldergrove Athletic Park.

Recreation Infrastructure Canada grant of \$1 million received towards construction of softball/soccer synthetic turf field at Willoughby Community Park.

Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Provide convenient business licence renewal service to our customers within and outside of community.*

## Division

Community Development

## Activity

Set up a new convenient online service for customers to submit payments and renew business licences.

## Indicator

An increase of online business licence renewals.

## Project Summary

Permit, Licence, and Inspection Services continues to move forward with the implementation of an online payment system for business licence renewals.

The development of an online payment system is part of a shared improvement project between Township departments; projected completion date December 2010.

## Objective

*Build complete communities.*

## Division

Community Development

## Activity

Meet employment objectives by conducting Employment Lands Study to ensure adequate long-term supply of land.

## Indicator

Consultant hired, employment model refined, study completed and presented to Economic Development Advisory Committee and Council.

## Project Summary

Project completed along with an employment projection model. Presentation was made to Council in January 2010 and referred to the Economic Development Advisory Committee for information.

Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Ensure businesses operating in the Township are in compliance with applicable bylaws and regulations to ensure health and safety requirements are being met.*

## Division

Community Development

## Activity

Assist business owners in meeting necessary requirements to obtain a valid business licence.

## Indicator

Increase of approved business licence applications.

## Project Summary

The implementation of an electronic database was completed. The database provides tools for a Business Licence Inspector to track applications and coordinate the required inspections. This process enables business licence applications to be processed in a timelier manner, and subsequently assist business owners in obtaining their business licences.



Economic Goals - achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Use electronic media to enhance communication and increase public involvement.*

## Division

Corporate Administration

## Activity

Redesign tol.ca website to meet community needs.

## Indicator

Redesign of tol.ca website launched.

## Project Summary

The new website software has been chosen. In spring 2010, a web consultant will be chosen to assist with the website redesign.



Economic Goals - achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Improve accuracy of cadastral base in the Geographic Information System (GIS).*

## Division

Corporate Administration

## Activity

Improve accuracy of cadastral base to better facilitate the collection and maintenance of other spatial data.

## Indicator

Migration of cadastral maintenance to unified toolset.

Reviewed and updated procedures.

## Project Summary

The new system has been implemented and is being used for all cadastral maintenance.

## Objective

*Establish infrastructure consolidation and optimization strategy.*

## Division

Corporate Administration

## Activity

Consolidate and optimize Information Technology infrastructure through the use of virtualization and automation technologies.

## Indicator

Decreased Information Technology footprint; a more efficient service delivery.

## Project Summary

Virtualization infrastructure is now implemented and operational.

Fifteen percent of the total server footprint is now virtualized with additional virtualization efforts to continue through 2010.

Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Further develop and modernize the Langley Regional Airport.*

## Division

Corporate Administration

## Activity

Develop north side for commercial use.

## Indicator

Complete construction of commercial buildings on newly developed north side lots.

## Project Summary

Two lot improvements completed. Third lot improvement construction expected to commence summer 2010. Due to the economic recession, we are unable to determine when the remaining lots will be completed.



## Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

### Objective

*Take a leadership role in promoting environmentally sound practices which avoid or minimize impacts.*

### Division

Engineering

### Activity

Collect and transfer sanitary sewage from our service areas without spillage to the environment and without negative impact to our customers.

### Indicator

Completion of construction of the east Langley sewer connection to the Metro Vancouver collection system.

### Project Summary

Thirteen kilometres of sanitary sewer pipe has been installed between Aldergrove and Murrayville. Construction of a new pump station at Philip Jackman Park is underway and should be operational in spring 2010. Redirection of flows from Aldergrove and Gloucester Industrial Estates into the new system will be finalized upon completion of the new pump station.

The project has received a \$6 million grant from provincial and federal governments. A sewer overflow storage system has been constructed in Aldergrove to ensure peak sewage flows are contained until completion of the Greater Vancouver Regional District connector sewer.

Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Take a leadership role in promoting environmentally sound practices which avoid or minimize impacts.*

## Division

Engineering

## Activity

Continue water, sewer, and stormwater planning to ensure that current and future residents receive satisfactory levels of municipal services.

## Indicator

Reduction in per capita residential water usage.

## Project Summary

In 2009, staff incorporated community-based social marketing tools into the Water Wise door-to-door program to encourage participation from households in Walnut Grove.

The Township continues to encourage sustainable water use through various public outreach and education initiatives, as well as Water Wise Program initiative, and work through the Langley Environmental Partners Society.

The Township also continues to give residents the opportunity to purchase water conservation tools such as rain barrels and water conservation kits at a subsidized cost.

In its second year, the Toilet Rebate Program has enabled Township residents to replace 700 inefficient older toilets with new low-flow models. The program also enables participating households on the municipal system to significantly reduce their daily water use.

Environmental Goals – conserve and enhance our environment

# Conserve water

## Objective

*Maintain existing services in accordance with approved standards to provide protection for Langley’s citizens and their property.*

## Division

Engineering

## Activity

Monitor drinking water on an ongoing basis.

## Indicator

Ongoing laboratory testing results indicative of standard compliance.

## Project Summary

Routine weekly and annual water quality testing program confirmed the Township’s water continues to meet regulatory requirements.

Three-year term (2010 - 2012) contract for analytical laboratory services was awarded to Exova.



Environmental Goals – conserve and enhance our environment

---

# Conserve water

## Objective

*Maintain existing water supply services in accordance with approved standards.*

## Division

Engineering

## Activity

Administer water system flushing program.

## Indicator

Customer satisfaction and water quality results meeting established standards.

## Project Summary

The water main flushing program is an ongoing annual program which resulted in all water mains being flushed in spring of 2009. A portion of the Murrayville water system was also swabbed in winter 2009.

The revised 2008 program is being evaluated and adjusted as necessary to improve continued effectiveness and efficiency.

## Activity

Operate and maintain water supply system efficiently and effectively including wells, flow control devices, pumps, and treatment system.

## Indicator

Uninterrupted water supply for residents and business.

## Project Summary

Routine maintenance of water supply systems is ongoing.

In 2009, several pressure-reducing valves were rebuilt and one distribution pump at 46A Avenue and 242A Street was replaced.



Environmental Goals – conserve and enhance our environment

---

# Conserve water

## Objective

*Maintain existing water supply services in accordance with approved standards.*

## Division

Engineering

## Activity

Administer water system flushing program.

## Indicator

Maintain productivity of ground water wells.

## Project Summary

Fort Langley Well No. 2 was cleaned in February to remove accumulated sediments, Tall Timbers Well No. 1 was cleaned in April, Aldergrove Wells No. 7 and No. 8 were cleaned in the winter of 2009.

## Activity

Replace aging water system infrastructure, pumps, and controls that have reached the limit of their economic service and lifecycle.

## Indicator

Reduction in emergency repairs and service interruptions.

## Project Summary

Inspections and failure analysis are currently ongoing and will identify system components that need replacement.



Environmental Goals – conserve and enhance our environment

---

# Reduce air pollution

## Objective

*Foster innovation in protecting our environment.*

## Division

Engineering

## Activity

Building on the 2006 Corporate Greenhouse Gas Reduction Plan, identify and implement municipal activities to reduce greenhouse gas emissions.

## Indicator

Completion of community plan for reducing greenhouse gas emissions; achieve Step 5 of the Federation of Canadian Municipalities' Greenhouse Gas Reduction Program.

## Project Summary

Work began on a Community Energy and Emissions Plan (CEEP) to guide the community towards lowering energy use and greenhouse gas emissions through emission targets, community actions, and municipal policies.

The plan will form the basis for an Official Community Plan amendment that will introduce greenhouse gas targets to the Township's Official Community Plan by May 31, 2010, satisfying the legal requirements of Bill 27, the Green Communities Act.

Engineering design was completed on the Aldergrove Water Treatment Plant heat recovery system, which is expected to decrease emissions from the combustion of natural gas at the plant by up to 100 tonnes annually.

This project was supported by a federal-provincial investment of \$67,000 through the Building Canada Program. Construction is expected to be completed by mid 2010.

The Idling Gets You Nowhere campaign was completed in summer 2009, focusing on reducing vehicle idling in the community. An independent survey showed that the campaign increased familiarity with anti-idling issues amongst residents by seven percent. Nearly 9,000 motorists were engaged in the campaign at 30 separate locations, including supermarkets, gas stations, and drive-thru restaurants.

Environmental Goals – promote stewardship

# Establish and strengthen stewardship partnerships

**Objective**

*Take a leadership role in promoting environmentally sound practices to influence the public.*

**Division**

Engineering

**Activity**

Initiate a comprehensive waste reduction program.

**Indicator**

Reduction in per household curbside solid waste collection tonnage.

**Project Summary**

In 2009, the Township launched the Langley Reuses website langleyreuse.com. The website helps residents find alternative solutions for disposal of household items, provides information on waste reduction at community events, includes a curbside collection calendar, and outlines the Food Scraps Recycling Demonstration Project which diverts organics from the landfill.

Per household waste generation remained consistent with the previous year.



Environmental Goals – promote stewardship

---

# Establish and strengthen stewardship partnerships

## Objective

*Further develop a sustainable horticulture centre at the Derek Doubleday Arboretum.*

## Division

Recreation, Culture, and Parks

## Activity

Hire consultant to work with staff and stakeholder groups to develop a plan for a future sustainable horticulture centre.

Develop a business plan and funding strategy with Arboretum and Botanical Society of Langley.

## Indicator

Budget approved.

Arboretum and Botanical Society of Langley initiated successful membership drive and fund-raising strategy.

Successful Community Arbour Day event.

Consultant report completed; development plan approved by stakeholders and Council.

Capital planning work completed for Five-Year Capital Plan 2010 - 2014.

## Project Summary

In February 2009, the Arboretum and Botanical Society of Langley received non-profit society status.

Conceptual plan for the Derek Doubleday Arboretum developed.

Arbour Day April 2009 hosted at the Derek Doubleday Arboretum site.

Phased construction for Derek Doubleday Arboretum is included in the Five-Year Financial Plan.



Environmental – respect our rural character and rural heritage

# Preserve the agricultural land base for food production

## Objective

*Review Township of Langley's policies and bylaws to enable further discussions with Agricultural Land Commission and Ministry of Agriculture and Lands.*

## Division

Community Development

## Activity

Undertake a collaborative approach with the Agricultural Land Commission and Ministry of Agriculture and Lands to identify long-term objectives. Objectives will include maintaining viable and sustainable farming on the Agricultural Land Reserve in conjunction with community values and objectives. Define objectives, intended outcomes, and implementation strategy.

## Indicator

Draft agreements and bylaws presented to Council and other agencies for review, consideration, and approval.

## Project Summary

The Agricultural Viability Strategy addresses issues such as potential for local food production, diversification opportunities, economic challenges, urbanization conflicts, environmental issues, and competition for agricultural lands. A consultant was hired to work with a task force of the Agricultural Advisory Committee to develop:

- Phase 1, an agricultural profile
- Phase 2, public consultation
- Phase 3, strategy development





# Sustainability Planning and Development

2010

*Building a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced.*

Social/Cultural Goals - build corporate and community capacity

---

# Maintain a high performance workforce

## Objective

*Provide a wide variety of training and development opportunities for employees to assist with increasing efficiency and effectiveness and to achieve workplace goals.*

## Division

Human Resources

## Activity

Continue to identify internal training needs.

Develop specific training programs and workshops.

## Indicator

Training programs developed and implemented.

## Progress to date

Training programs scheduled throughout 2010.



Social/Cultural Goals – build corporate and community capacity

---

# Maintain a high performance workforce

## Objective

*Provide excellent fire protection to citizens and their property.*

## Division

Protective Services - Fire

## Activity

Recruit and train full-time and paid on-call firefighters.

## Indicator

Fourth fire hall is staffed with full-time firefighters.

## Progress to date

Anticipate recruitment to be complete by second quarter and staffing to be complete by end of year.



Social/Cultural Goals – celebrate our heritage

---

# Identify, protect, and manage our heritage resources

## Objective

*Develop a coordinated approach to protecting heritage resources.*

## Division

Community Development

## Activity

Initiate a heritage strategy to support the long-term conservation and management of heritage resources in the Township.

Develop and complete the Heritage Strategy in 2011.

## Indicator

Establish a work program with collaboration from the Heritage Advisory Committee.

## Progress to date

Program has not been established; anticipate commencement in June 2010.



Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Develop and implement a long-term Policing Strategic Plan for the Langley RCMP Detachment.*

## Division

Protective Services – RCMP

## Activity

Identify action plans that directly support initiatives identified in the Master Plan.

## Indicator

Initiatives that address community expectations implemented and an accountable planning process provided.

## Progress to date

2010 - 2014 Business Plan initiatives for each priority have been aligned with related initiatives in the detachment Performance Plan strategic priorities and with those identified by the Township. This process is described within the plan and related strategic goals, performance measures, and targets are clearly outlined for 2010 - 2011.

Drug crime, road safety, property crime, youth, and communication were identified as detachment priorities over the next five years, barring strategic and staffing considerations.



Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Develop and implement a formal Crime Reduction Strategy.*

## Division

Protective Services – RCMP

## Activity

Continue to develop a Crime Reduction Strategy that focuses on prolific offenders, crime hot spots, and root causes of crime; deploy resources in highly visible and strategic locations.

## Indicator

Reduction in main crime types and a decrease in overall calls for police service in areas targeted by volunteers and police.

## Progress to date

Crime Reduction Strategy focused on prolific offenders with the Most Wanted offender program. Of the 81 prolific offenders identified, 71 were arrested during 2009. This program has continued successfully into 2010.

Street checks by officers continue in areas identified as crime hot spots. Close to 2,500 street checks were performed in these areas in 2009 providing valuable investigative information.

Community Policing Coordinators have assigned volunteer actions and projects geared toward producing weekly Crime Analyst Reports on hot spots or areas of high property crime. These areas have been flooded with over 11,400 crime alert notices and 15,400 lock-out auto crime notices; 135,000 vehicles were checked through the Stolen Auto Recovery program. These crime prevention activities have contributed to reductions in crime types in high incident areas.

Social / Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Continue to support integrated regional policing services and enhance public safety for our citizens.

## Indicator

Continued participation in lower mainland integrated units such as the Integrated Homicide Investigation Unit and Lower Mainland Emergency Response Team.

Continue to support local initiatives such as the Public Safety Inspection Team and the Integrated Service Enforcement Team.

## Progress to date

Langley RCMP continues to participate in lower mainland integrated units to provide the best possible cost effective service to the community.

Local integrated initiatives are continuing to be developed such as the Public Safety Inspection Team and Integrated Service Enforcement Team. An example of the success of local integration was displayed in 2009; RCMP Community Safety Officers combined with Township Fire and Bylaw Department shut down problem houses in the community.

## Activity

Continue to USE the Police Records Integrated Management System (PRIME-BC).

## Indicator

Exchange of seamless information between all law enforcement agencies in the Province of British Columbia.

## Progress to date

PRIME-BC continues to provide an integrated and seamless exchange of information. This has had a positive marked effect on the investigative ability of local police in relation to incidents and individuals common to the entire lower mainland area.



Social / Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Update the progress of initiatives in the Langley RCMP 2009 - 2011 Strategic Plan.

## Indicator

Strategic Plan initiatives implemented including identified action plans.

## Activity

Implement Strategic Communications Plan initiatives with subsequent review.

Create intranet for detachment staff.

## Indicator

Positive reaction in Aldergrove to Core Enforcement Team initiative.

Number of hits on the Langley RCMP public website.

## Progress to date

In 2009 - 2011 Strategic Plan, the Langley RCMP is committed to drug and property crime, road safety, youth, and communications initiatives. These initiatives are being pursued in 2010 in partnership with community volunteers and led by evidence-based crime analysis. All action plans have been put into place. Crime reduction has been a central focus and the results have been highlighted in this document.

The Strategic Communications Plan was completed in spring 2009. Three major issues were identified and action plans initiated; most have been completed successfully. A detachment intranet system is one of the initiatives and research is continuing into its subsequent development in 2010.

The Core Enforcement Team was assigned to Aldergrove in May 2009. Dramatic reductions in property crime in the community have been attributed to the increase in focused police presence in partnership with the Community Safety Officer Program.

In 2009, the detachment website [langley.rcmp.ca](http://langley.rcmp.ca) received over 33,000 hits; further increases are expected in 2010.

Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Use electronic media to enhance communication.*

## Division

Protective Services - RCMP

## Activity

Create new initiatives for the Langley RCMP public website langley.rcmp.ca.

## Indicator

Streaming video and audio are available on the website.

Media interviews, volunteer testimonials, and a youth web page are implemented.

## Activity

Continue strong relationship with local media to enhance communication of policing initiatives.

## Indicator

Proactive media releases and features.

## Progress to date

Many new initiatives were created for the detachment website in 2009; these included quarterly and annual reports, Chief's weekly message, Langley's Most Wanted offender profiles and frequent daily media releases and features are highlighted. 2010 expansions include Crime and Traffic Statistics. A youth web page is under development.

Proactive local media releases and features increased to 160 in 2009. Many of these releases have provided information on crime prevention and crime reduction initiatives. This number is expected to be surpassed in 2010.



Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Continued enhancement of road safety through education and enforcement activities.

Continued participation in Road Safety Vision 2010 focusing on aggressive and impaired drivers, occupant restraint, and high-crash intersections.

## Indicator

Speed Watch volunteers deployed in relation to identified high-collision traffic locations and areas of community concern.

Reduction in fatalities.

## Progress to date

Road Safety Vision 2010 initiatives contributed to over 50 percent reduction in traffic fatalities in the Langley Detachment area in 2009. This reduction was attributed to a strategic approach to enforcement regarding impaired drivers, seatbelt offences, and a focus on intersections and areas of high traffic incidents.

Langley RCMP Traffic Section partnered with ICBC to provide increased education and awareness to the community on road safety initiatives. Speed Watch volunteers continue to be included in this effort by making drivers aware of their speed in areas targeted for driving enforcement.

The Traffic Section enhanced partnerships in 2009 and into 2010 combining efforts with the Integrated Road Safety Unit and Commercial Vehicle Enforcement on special enforcement projects. Numerous defective vehicles are being taken off local roads and highways.



Social/Cultural Goals – protect our people and their properties

---

# Prepare for emergencies and disasters

## Objective

*Upgrade Fraser River dykes to protect the provincially adopted Fraser River flood levels.*

## Division

Engineering

## Activity

Upgrade northwest Langley dyke to protect the newly adopted Fraser River flood levels, including improvements to the existing dyke cross-section, to meet provincial standards.

## Indicator

Construction completed by spring 2011.

## Progress to date

The Township secured grant funding from the provincial and federal governments for two-thirds of the current project, which includes detailed design for the full extent of the west Langley dyke and construction/upgrade for the most western 960 metres. This involves dyke crest raising and widening, slope regrading, cross-sectional improvements, and ensuring adequate tie-in to high ground at the west extend of the dyke.

The required Environmental Assessment Review has been completed and necessary property acquisitions are underway.

Detailed design is underway and expected to be completed in early 2010 with construction starting in summer 2010.



Social/Cultural Goals – protect our people and their properties

---

# Prepare for emergencies and disasters

## Objective

*Implement power outage mitigation plan for key facilities.*

## Division

Engineering

## Activity

Promote continuation of power outage mitigation plan.

## Indicator

Emergency power services are available to sustain services in the event of an electrical power breakdown.

## Progress to date

One mobile emergency generator was procured and new fixed emergency generators installed at the Aldergrove Water Treatment Plant and at Aldergrove Wells No. 9 and No. 10.

Emergency generators at the RCMP Main Detachment and Operations Centre have been replaced with new, higher capacity units. All areas of both facilities are now served by emergency generator power.

Generator plugs are being installed in Aldergrove and Brookwood Transfer switch installation completed at Aldergrove Wells No. 9 and No. 10 utilizing the generator removed from the Operations Centre.



Social/Cultural Goals – protect our people and their properties

---

# Prepare for emergencies and disasters

## Objective

*Deploy updated computer hardware and software solutions for Protective Services - Fire.*

## Division

Corporate Administration

## Activity

Develop and deploy mobile GIS tools for Fire Department.

Update hardware and complete development of custom software tools to assist fire responders.

## Indicator

GIS tools are available for use.

## Progress to date

System is being developed and testing will begin in 2010.



Social/Cultural Goals – protect our people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Enhance Langley Regional Airport operational safety impacting users and the community.*

## Division

Corporate Administration

## Activity

Complete Safety Management System manual as required by Transport Canada.

## Indicator

Fully implemented Safety Management System manual: inspected and approved by Transport Canada.

## Progress to date

Manual is started; completion expected by March 31, 2010.



Social/Cultural Goals – protect our people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Provide excellent protection for Langley's citizens and their property.*

## Division

Engineering

## Activity

Conduct fire hydrant maintenance program.

## Indicator

Annual hydrant maintenance program completed.

## Progress to date

Hydrant maintenance is an ongoing annual program.



Social/Cultural Goals – protect our people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Maintain existing water supply services in accordance with approved standards.*

## Division

Engineering

## Activity

Administer water system flushing program.

## Indicator

Customer satisfaction and water quality meets established standards.

## Progress to date

On a three-year rotation:

- flush entire sanitary system
- grease cut all grease accumulating areas
- flush low flow and problem areas on annual, semi-annual, and ten-week cycles
- grease cut problem areas on annual, semi-annual, and ten-week cycles



Social/Cultural Goals – protect our people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Maintain existing water supply services in accordance with approved standards.*

## Division

Engineering

## Activity

Monitor drinking water on an ongoing basis.

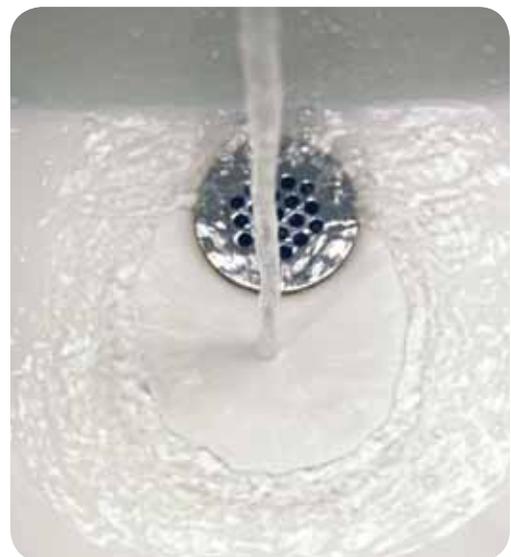
## Indicator

Standard compliance has been met through ongoing laboratory testing.

## Progress to date

Routine weekly and annual water quality testing program confirmed the Township's water continues to meet regulatory requirements.

Three-year term (2010 - 2012) contract for analytical laboratory services was awarded.



Social/Cultural Goals – protect our people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Support and enhance the ability of families to care for their children and reduce the factors that put them at risk.*

## Division

Protective Services – RCMP

## Activity

Continue to provide and support programs that involve and engage Langley youth.

Promote opportunities for positive interaction between youth and police.

## Indicator

Continued partnership with Langley Youth and Family Services and the School District's Restorative Justice Program.

Continued investment in the RCMP Junior Cadet Camp.

Increased numbers of youth engaged in the At-Risk Youth Team referral system.

Youth content, incentives, and positive links on the Langley RCMP website.

## Progress to date

Continued partnership with Langley Youth and Family Services is ongoing. Referrals from detachment units are steadily increasing enabling youth access to a greater number of programs to assist in their positive development. A member of Langley Youth and Family Services regularly attends detachment briefings, and this initiative will continue in 2010.

In 2009, the RCMP Junior Cadet Camp had 120 graduates. The 2010 camp is scheduled for August 10 - 12 at the Langley Secondary School for ages 10 to 12 years. All five Langley Community Policing Offices are involved in planning and organizing the event. Last year, there were 325 youth applicants with numbers expected to grow for this year.

The At-Risk Youth Team was increased by another member in 2009. The team's referral system identified 80 youth for assistance in 2009 and is expected to grow in 2010 with the extra resource.

The detachment website is developing a youth page to directly engage youth in the community in 2010.

In 2010, youth artwork from local secondary schools is being displayed at the detachment front counter. This initiative is expected to provide encouragement and foster stronger relationships with the community.

Social/Cultural Goals – protect our people and their properties

---

# Establish and strengthen stewardship partnerships

## Objective

*Undertake a comprehensive review of the Township's Business Licence Bylaw.*

## Division

Community Development

## Activity

Consult with the Township's Bylaw Enforcement and Economic Development departments to ensure all needs regarding business licence regulations are considered with the proposed bylaw adoption.

## Indicator

Bylaw is adopted and monitored for effectiveness.

## Progress to date

A work program is being developed in collaboration with various Township departments to ensure all requirements and needs are met.



Social/Cultural Goals – provide and support community based leisure opportunities

---

# Provide parks, open space, and recreation facilities

## Objective

*Continue to address future community recreation needs for Aldergrove community.*

## Division

Recreation, Culture, and Parks

## Activity

Construct mountain bike park, batting cage, and children's play area at Aldergrove Athletic Park.

## Indicator

New amenities are available for public use.

## Progress to date

Recreation Infrastructure Canada grant secured.

Preliminary design work is complete.

First phase of site preparation for mountain bike park complete.

## Objective

*Continue to address future community recreation needs for Willoughby community.*

## Division

Recreation, Culture, and Parks

## Activity

Design and construct a children's play area in northeast quadrant of Yorkson neighbourhood. Leverage other funding sources including provincial and federal infrastructure improvement programs.

## Indicator

Construction complete on children's play area.

Detailed design work completed for new facility; funding plan in place to allow for construction to commence.

## Progress to date

Completed design of children's play area, completed.  
Request for Proposal process completed.  
Construction pricing secured.

Social/Cultural Goals – provide and support community based leisure opportunities

---

# Nourish the arts as an expression of cultural value

## Objective

*Develop Arts and Culture Master Plan.*

## Division

Recreation, Culture, and Parks

## Activity

Build Request For Proposal for consultation services.

Hire consultant to lead community process.

Commence to develop of an Arts and Culture Master Plan for the Township of Langley; clearly define the role of the municipality in promoting arts and culture value in the community.

## Indicator

Consultant hired.

Consultation commenced with local community and stakeholder groups.

Endorsement of direction for Arts and Culture Master Plan by Recreation, Culture, and Parks Advisory Committee.



Social/Cultural Goals – nurture a mindset of sustainability

# Provide leadership for sustainability practice and innovation

## Objective

*Implement a Go Green initiative for the 2010 spring/summer edition of the Recreation, Culture, and Parks Leisure Guide.*

## Division

Recreation, Culture, and Parks

## Activity

Discontinue home delivery of the Leisure Guide.

Use marketing tools to promote the Go Green initiative within the community and to publicize Leisure Guide pick up locations and online location.

Decrease the number of Leisure Guides printed by 40 percent of 2009 spring/summer total.

Track and record customer response.

Track the number of Leisure Guides picked up from facilities.

## Indicator

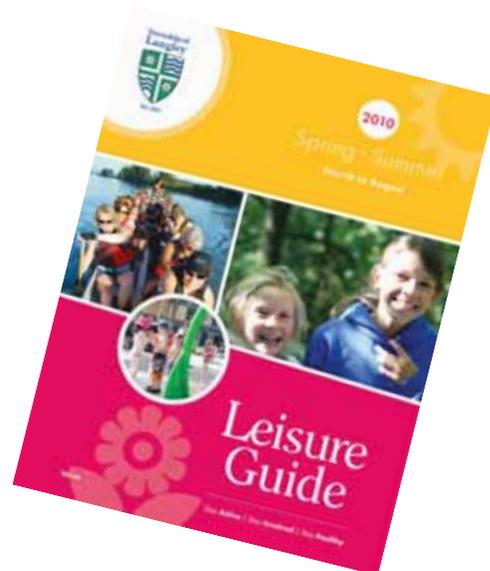
Registrations for spring/summer 2010 programs.

Maintain or increase registered participants in spring/summer 2010.

## Progress to date

Discontinued home delivery effective with the spring/summer 2010 Recreation, Culture, and Parks Leisure Guide publication.

Leisure Guides are currently available for pick up at specified locations.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

## Objective

*Continue to process development applications that reflect a sustainable approach to community development.*

## Division

Community Development

## Activity

Process zoning, subdivision, and development permits, and related applications.

## Indicator

Quantity of applications processed.

## Progress to date

Anticipate development applications to reflect 2009 levels in concert with overall economic conditions.

## Objective

*Continue to process commercial and industrial development applications to assist in the strengthening of Langley's economic base.*

## Division

Community Development

## Activity

Draft reports to Council to facilitate the approval of zoning applications and issuance of development permits for increased commercial and industrial development.

## Indicator

Number of square metres of commercial floor space increased.

## Progress to date

Zoning and development permit applications for commercial, office, and industrial development are anticipated to be consistent with 2009 levels.

Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Design and build new park facilities to serve the needs of new residents.*

## Division

Community Development

## Activity

Design new parks and/or facilities, with public input, to serve the needs of new residential areas.

## Indicator

Projects are complete and ready for use.

## Progress to date

Open houses held to receive public input in 2009 included:

- Fort-to-Fort Trail extension across Bedford House lands
- expansion of Aldergrove Athletic Park
- extension of Trans Canada Trail from Derby Reach Regional Park to Golden Ears Bridge

Information obtained through open houses is currently being reviewed.



Economic Goals – invest in effective infrastructure

---

# Be innovative in making green investments

## Objective

*Develop Green Building Information package for builders and developers to bring awareness of sustainability and reduction in greenhouse gases.*

## Division

Community Development

## Activity

Create a Green Building Information Package.

## Indicator

Green Building Information Package is readily available for developers and builders.

## Progress to date

Working collectively with various Township departments to create the Green Building Information Package to ensure buildings are healthy, safe, sustainable, and accessible for all citizens.



Economic Goals – invest in effective infrastructure

---

# Ensure quality construction and best value for our investment

## Objective

*Further develop and modernize Langley Regional Airport.*

## Division

Corporate Administration

## Activity

Improve south commercial area.

## Indicator

Skyway Street hydro wires are underground.

## Progress to date

Due to budget restraints, completion is expected in 2011.

## Activity

Develop north side for commercial use.

## Indicator

Construction of commercial buildings on newly developed north side lots complete.

Final asphalt lift on north side access road complete.

Landscaping is complete.

## Progress to date

Final asphalt lift and landscaping will follow building completion.

Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards. Provide excellent protection for Langley's citizens and their property.*

## Division

Engineering

## Activity

Operate and efficiently maintain sewage collection system including lift stations, force mains, and gravity piping.

## Indicator

Uninterrupted sewage collection.

## Progress to date

Systematic inspection of gravity mains, manholes, and service connections is underway.

Repairs scheduled are carried out as problems are identified.

## Activity

Conduct sanitary lift station maintenance program.

## Indicator

Annual lift station maintenance programs completed.

## Progress to date

Systematic program of cleaning and inspection is underway.

Equipment and facilities tested as per maintenance schedule.

Repairs scheduled and carried out as problems are identified.



Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards. Provide excellent protection for Langley's citizens and their property.*

## Division

Engineering

## Activity

Sanitary sewer system flushing and grease cutting programs completed.

## Indicator

Customer satisfaction and quantity of service requests.

## Progress to date

High demand grease cutting areas completed as per schedule.

Low flow and flat lay areas flushed as per frequency schedule.

Entire sanitary system flushed on a three-year rotation; 2010 flushing being scheduled.

## Activity

Administer sewer system inspection program through closed-circuit TV (CCTV).

## Indicator

Annual closed-circuit camera/TV inspection program and review of results completed.

## Progress to date

2010 CCTV program is in the planning stages.

## Activity

Monitor effluent loading on an ongoing basis.

## Indicator

Laboratory testing results.

## Progress to date

Weekly samples gathered as per schedule.

Monthly billing completed based on cumulative results from weekly sampling.

Economic Goals - invest in effective infrastructure

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards. Provide excellent protection for Langley's citizens and their property.*

## Division

Engineering

## Activity

Conduct system air valve and blow-down maintenance.

## Indicator

Annual air valve and annual blow-down maintenance program completed.

## Progress to date

Systematic inspection and operation of air valves and blow-downs are being conducted.

Repairs scheduled as problems found.

## Activity

Complete inflow and infiltration inspection and reduction program to reduce volume of sewage requiring treatment.

## Indicator

Volume reduction of inflow and infiltration requirements.

## Progress to date

2010 smoke testing program in planning stages.



Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Maintain existing sewage services in accordance with approved standards. Provide excellent protection for Langley's citizens and their property.*

## Division

Engineering

## Activity

Replace aging sanitary system infrastructure, pumps, and controls that have reached the limit of their economic service and lifecycle.

## Indicator

Reduction of emergency repairs and service interruptions.

## Progress to date

96 Avenue lift station: repairs and updating in progress.

Gloucester lift station: repairs and updating in progress.

203 Street lift station meter installation: repairs and updating in progress.

25 Avenue lift station: construction contract awarded.

Brookwood stormwater lift station: construction contract awarded.

265 Avenue lift station standby generator: design work underway.

Economic Goals - invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Reduce operating costs and extend service life of water system assets.*

## Division

Engineering

## Activity

Complete well rehabilitation service program.

## Indicator

Completed well rehabilitation service program.

## Activity

Replace aging water system infrastructure, pumps, and controls that have reached the limit of their economic service/lifecycle.

## Indicator

Reduction of emergency repairs and service interruptions.

## Progress to date

Redevelopment of Aldergrove Wells No. 6 and No. 9 is scheduled for completion prior to May 2010.

New pumps have been installed at the Tall Timber pump station.

Replacement of obsolete control systems at Fort Langley Well No. 2 and west Langley booster station are nearing completion.



Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Manage and enhance existing park infrastructure to serve the needs of residents.*

## Division

Recreation, Culture, and Parks

## Activity

Renovate existing tennis courts at Walnut Grove Community Park.

Improve efficiencies of water usage at the Walnut Grove spray park by utilizing new water features and controls.

Install new drainage system at existing sand turf soccer fields at Walnut Grove Community Park.

## Indicator

New surface on tennis courts available for play.

Water consumption reduced.

Increased hours of play.

## Progress to date

Consultation with key users has taken place.

Geotechnical study complete.

Renovations to tennis courts to commence late spring.



Economic Goals – strengthen our economy

---

# Promote Langley's reputation as a great place to live, work, and play

## Objective

*Create a Communications Strategy for the Township of Langley.*

## Division

Community Development

## Activity

Create and implement a corporate communications strategy that effectively and positively promotes the Township of Langley as a great location to live, work, and prosper.

## Indicator

Strategy complete by end of 2010.

## Progress to date

Developing a draft strategy; assessing current practices.

## Objective

*Create a new Economic Development Strategy for the Township of Langley.*

## Division

Community Development

## Activity

Create and implement an economic development strategy that assists in the creation of a vibrant local economy. This will ultimately provide jobs close to home and create a strong commercial/industrial assessment base for future growth within the Township.

## Indicator

Strategy complete by end of 2011.

## Progress to date

Preliminary comparative economic data is currently being gathered.

Economic Goals – strengthen our economy

---

# Increase jobs and revenues from major events and venues

## Objective

*Successfully stage the 2010 BC Summer Games from July 22 - 25 with expected participation of over 4,000 athletes, coaches, and officials.*

## Division

Recreation, Culture, and Parks

## Activity

Assist the Langley 2010 BC Summer Games Board of Directors in hosting the event.

Successfully recruit 4,000 volunteers to assist in the event.

Partner with corporate community to provide necessary sponsorship investment.

## Indicator

Post economic impact analysis confirms the economic activity generated by hosting the summer games.

## Progress to date

Langley Spirit of BC Volunteer recruitment initiative has been established.

2010bcsummergames.org has been created.

The 2010 BC Summer Games office at the Langley Events Centre is officially open.

The formal opening ceremony and the 2010 BC Summer Games Torch Lighting scheduled for April 20, 2010.

The games motto, *Dream, Challenge, and Achieve*, has been established.



## Economic Goals – integrate transportation and community planning

---

# Provide safe and affordable transportation infrastructure

### Objective

*Construct 64 Avenue rail overpass and associated road improvements.*

### Division

Engineering

### Activity

Pending project partners agreements with the Township in 2009, the Township will undertake construction beginning in 2009 with anticipated completion in 2010 - 2011.

### Indicator

Completion of the 64 Avenue rail overpass and associated road works by 2011.

### Progress to date

A "Design Feasibility and Investigation for 64 Avenue Extension from 204 Street to 216 Street with an overpass at Highway 10" study has been completed. The Township has hired a project manager and an owner's engineer to oversee the project. The Township has received conditional approval from the Agricultural Land Commission (ALC) on the preferred alignment. The Township is working towards getting final approval from the ALC by spring/summer 2010.

The Township has undertaken consultation with the community. The conceptual design is being refined to reflect changes arising from consultation with the public and other stakeholders. Funding agreements with project partners are being prepared for Council's consideration.

It is anticipated that construction will be undertaken through a design/build contract tendered by summer/fall 2010.

Economic Goals – integrate transportation and community planning

---

# Provide safe and affordable transportation infrastructure

## Objective

*Continue the implementation of an Advanced Traffic Management System to optimize the performance of existing traffic signals within the Township.*

## Division

Engineering

## Activity

Due to the cost of the project, implementation of the Advanced Traffic Management System was split to a multi-phase approach. Phase 1 resulted in implementation along major corridors such as 200 Street, Fraser Highway, and 64 Avenue. Pending funding agreements/grants from TransLink and Township funding in 2010, the Township plans to integrate the remainder of the traffic signals in 2010 and 2011.

## Indicator

Completion of the Advanced Traffic Management System in 2011.

## Progress to date

Phase 1 of the Integrated Regional Signal System (IRSS) program was integrated into the Township's new Advanced Traffic Management System in 2009. Phase 2 includes identifying locations of the advanced warning signage, the sign design, and rail detection system for the diversion of traffic from 200 Street to 204 Street during a rail event.

Further development of Phase 2 is currently on hold pending final approval of the 64 Avenue rail overpass and finalization of the overpass design. Pending finalization of the overpass agreements, funding, and design, implementation of Phase 2 of the IRSS system will continue.

Plans for 2010 - 2011 include refining traffic signal timings on other corridors such as 200 Street from 62 Avenue to 80 Avenue, 96 Avenue from 201 Street to 208 Street, 64 Avenue from 197 Street to 200 Street, and Fraser Highway from 270 Street to 276 Street.



## Economic Goals – integrate transportation and community planning

# Provide safe and affordable transportation infrastructure

### Objective

*Implement Phase 2 of the Integrated Regional Signal System.*

### Division

Engineering

### Activity

Phase 2 of the Integrated Regional Signal System (IRSS) is the incorporation of rail detection and advanced warning signage to direct vehicle traffic from the 200 Street corridor to the 204 Street overpass. A further phase of the project is to design the system to divert traffic from Highway 10 to the future 64 Avenue rail overpass.

### Indicator

Initiate implementation of the system in 2010 with completion in 2011.

### Progress to date

Phase 1 of the Integrated Regional Signal System program was integrated into the Township's Advanced Traffic Management System in 2009. Phase 2 includes identifying locations of the advanced warning signage, the sign design, and rail detection system for the diversion of traffic from 200 Street to 204 Street during a rail event.

Further development of Phase 2 is currently on hold pending the final approval of the 64 Avenue rail overpass and finalization of the overpass design. Pending finalization of the overpass agreements, funding, and design, implementation of Phase 2 of the IRSS system will continue.



Economic Goals – integrate transportation and community planning

---

# Provide safe and affordable transportation infrastructure

## Objective

*Update traffic signal coordination on various municipal corridors.*

## Division

Engineering

## Activity

Update existing corridors with traffic signal coordination.

Continue revisions to 200 Street and initiate implementation of traffic signal coordination on 96 Avenue due to the impact of the Golden Ears Bridge.

Revise traffic signal coordination on 88 Avenue.

Expand traffic signal coordination on 64 Avenue to include signal west of 200 Street.

## Indicator

Completion of the updated traffic signal coordination plans in 2010 and 2011.

## Progress to date

Phase 1 of the Integrated Regional Signal System program has been integration into the Township's new Advanced Traffic Management System in 2009.

The traffic signal coordination of 88 Avenue has been modified to reflect recent changes at the intersection of 88 Avenue and 208 Street. Traffic signals on 96 Avenue at 199A Street and 201 Street have been refined to reflect changes in traffic patterns and volumes from the opening of the Golden Ears Bridge. Other traffic signals on 88 Avenue in Walnut Grove have been refined to reflect changing traffic patterns.

Traffic signal timing plans have been refined on 200 Street from 80 Avenue to 86 Avenue and 91A Avenue and 92A Avenue to reflect changing traffic patterns from the Golden Ears Bridge.

Phase 2 includes identifying locations of the advanced warning signage, the sign design, and rail detection system for the diversion of traffic from 200 Street to 204 Street during a rail event.

Further development of Phase 2 is currently on hold pending the final approval of the 64 Avenue rail overpass and finalization of the overpass design. Pending finalization of the overpass agreements, funding, and design, implementation of Phase 2 of the IRSS system will continue.

## Economic Goals – integrate transportation and community planning

# Provide safe and affordable transportation infrastructure

### Objective

*Implement improvements at the intersection of 56 Avenue at 232 Street.*

### Division

Engineering

### Activity

Improvements at the intersection of 56 Avenue at 232 Street completed by 2011.

### Indicator

The construction of a modern roundabout at the intersection of 56 Avenue at 232 Street.

### Progress to date

The design was completed in 2009 and the intersection is undergoing soil pre-consolidation in preparation for construction. Work in 2010 includes the relocation of the overhead utilities to underground. Pending budget approval in 2011 for additional funds, construction of the roundabout will occur in 2011.

### Objective

*Fraser Highway widening between 211 Street and 215 Street.*

### Division

Engineering

### Activity

Widening of Fraser Highway from two-lanes to a four-lane standard from the City of Langley boundary at 211 Street to the existing four-lane section east of 215 Street.

### Indicator

Construction of four-lanes on Fraser Highway from 211 Street to 215 Street.

### Progress to date

The design of Fraser Highway from 211 Street to 215 Street was completed in 2009 along with some compensation works for the Department of Fisheries and Oceans. The current design incorporates four travel lanes, bike lanes on both sides, a combination of painted median and left turn bays, access improvements to the Derek Doubleday Arboretum, the construction of a pedestrian underpass linking the north and south sides of Fraser Highway, and a pedestrian walkway on one side. The project is receiving approximately \$2.1 million in TransLink Minor Capital Funding; the total project cost is approximately \$4.5 million.

The draft design was completed in 2009. Activities in 2010 include completing the land acquisition, undertaking soil pre-consolidation in preparation for construction, and undertaking the start of construction activities with completion in 2011.

Economic Goals – integrate transportation and community planning

---

# Coordinate with other agencies and groups to improve transit and road services

## Objective

*Construct the realignment of Telegraph Trail/198 Street at 96 Avenue.*

## Division

Engineering

## Activity

Pending provincial and federal government funding agreements/grants and securing additional funding from Township sources, the Township will undertake the construction of the project.

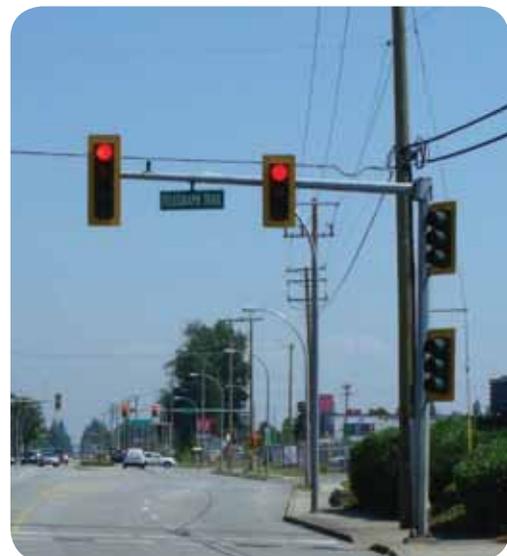
## Indicator

Completion of the intersection realignment by 2010.

## Progress to date

Functional design of Telegraph Trail/96 Avenue/198 Street is 90 percent complete. Land acquisition is partially complete with the remainder anticipated by spring 2010. Due to land acquisition and funding restraints, construction cannot begin until spring 2010.

The design has been reviewed and amended to be consistent with road work being completed as part of the Golden Ears Bridge and to accommodate cycling facilities consistent with regional plans. The Township has received approval from TransLink for \$1.3 million in Major Road Network minor capital funding for the realignment project. A further \$1.6 million grant for this project has been received from the federal/provincial Infrastructure Canada/Building Canada/Communities Component program. Additional funds are required as part of the 2010 capital budget to fund the Township's share of the project cost.



Economic Goals – integrate transportation and community planning

---

# Coordinate with other agencies and groups to improve transit and road services

## Objective

*Construct 208 Street upgrade in Walnut Grove and Willoughby.*

## Division

Engineering

## Activity

Pending funding agreements/grants from TransLink and funding from the Township in 2009 and 2010, the Township will initiate the design and construction of the 208 Street overpass to include road widening between 84 Avenue and 87 Avenue.

## Indicator

Design and construction of the 208 Street overpass initiated with completion in 2011.

## Progress to date

This project has been deferred to 2013.



Economic Goals – integrate transportation and community planning

---

# Coordinate with other agencies and groups to improve transit and road services

## Objective

*Negotiate 196 Street overpass agreements as identified in the Roberts Bank Rail Corridor Study.*

## Division

Engineering

## Activity

The 196 Street overpass is one of three overpasses near the City of Langley, City of Surrey, and Township of Langley boundaries that is part of the Roberts Bank Rail Corridor (RBRC) Study conducted to alleviate issues related to the road/rail interaction. An alignment study has been completed but, due to funding constraints, the project will not proceed until the later stages of the program. The Township will continue to work with other project partners with the goal of negotiating an equitable agreement among the partners and finalizing the preferred alignment.

## Indicator

196 Street overpass complete by 2014.

## Progress to date

To alleviate traffic congestion on 200 Street, TransLink hired a consultant to undertake a study of the alternative alignments for the 192 Street, 196 Street, and 54 Avenue overpass projects. The municipality participated in the study and a final report has been completed. The results of the study will assist in negotiation with other partners on the scope, timing, and cost sharing arrangement for the projects.

The project partners have hired a consultant to undertake a more detailed analysis of the preferred conceptual plan for the overpasses. The current conceptual plan is being refined to address the issues identified.

As part of the Roberts Bank Rail Corridor study, the 196 Street, 192 Street, and 54 Avenue overpass projects must be completed within an eight-year timeframe. The Township of Langley's Five-Year Financial Plan currently does not allot funds for 196 Street. It is anticipated that construction of the overpass will not occur until the later years of the program pending agreement among the project partners and a share of funding from the Township.

Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Respond to market demands for housing, industrial, and employment uses.*

## Division

Community Development

## Activity

Process a broad range of development applications for rezoning, subdivision, and development permit approvals.

## Indicator

Levels of commercial, industrial, and business park development of approximately 80,000 square metres in Carvolth, Gloucester, and Willowbrook areas are met.

## Progress to date

Levels are consistent with projections.



Economic Goals – achieve fiscal stability and fiscal health

---

# Develop effective financial strategies and plans

## Objective

*Amend the Development Cost Charge Bylaw.*

## Division

Community Development

## Activity

Establish new charges based on a review of construction costs, land values, and development cost charge projects.

## Indicator

Bylaw adopted; criteria effectively monitored.

## Progress to date

A consultant has been retained to review and update the Development Cost Charge Bylaw in consultation with Township staff and stakeholders.



Economic Goals – achieve fiscal stability and fiscal health

# Promote continuous improvement and operational efficiency

## Objective

*Integrate Electronic Document Management System.*

## Division

Corporate Administration

## Activity

Identify requirements for Electronic Document Management System.

## Indicator

All requirements and prerequisites have been determined.

## Progress to date

Several Electronic Document Management Systems have been reviewed.

Staff is finalizing a decision.

## Objective

*Update GeoSource for public use.*

## Division

Corporate Administration

## Activity

Create and provide an updated version of GeoSource for public use.

## Indicator

A new version of GeoSource is available for public use.

## Progress to date

This project is complete and is available to the public.



Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Improve and modernize JetA fuel delivery capability.*

## Division

Corporate Administration

## Activity

Replace 1983 JetA fuel truck.

## Indicator

Delivery of new vehicle, tested, and put into service.

## Progress to date

Replacement truck and fuel tank is ordered with an expected spring delivery.

Back-up temporary fuel pumping system has been obtained to provide continuous service to customers.

## Objective

*Implement an Electronic Document Management System (EDMS).*

## Division

Corporate Administration

## Activity

Implement an Electronic Document Management System (EDMS) to facilitate better access to documents.

## Indicator

Implementation of the EDMS.

Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

**Objective**

*Mobile connectivity for Protective Services and Engineering Division.*

**Division**

Corporate Administration

**Activity**

Provide robust, mobile network connectivity for Protective Services and Engineering staff.

**Indicator**

Mobile network connectivity is available.

**Progress to date**

This project is on hold pending budget approval.

**Objective**

*Implement technology infrastructure security initiatives.*

**Division**

Corporate Administration

**Activity**

Complete security initiatives to ensure the Township's technology systems and data are secure.

**Indicator**

Security initiatives completed.

**Progress to date**

Security initiatives completed including an independent security audit and various hardware and software upgrades.

Economic Goals – achieve fiscal stability and health

---

# Promote continuous improvement and operational efficiency

## Objective

*Construct long-term water service for Aldergrove and Gloucester Estates to address growing demands and security of water supplies in areas dependent on groundwater.*

## Division

Engineering

## Activity

Initiate the preliminary design of water servicing to east Langley.

## Indicator

The preliminary and detailed design for water servicing to east Langley is complete.

Detailed design of the transmission line initiated.

## Progress to date

Preliminary design is complete resulting in three possible alignments for a trunk water main between the Metro Vancouver water source and east Langley.

Public input on the three alignment options was received in November 2009.



Economic Goals – achieve fiscal stability and fiscal health

---

# Develop effective financial strategies and plans

## Objective

*Undertake long-term financial planning strategies.*

## Division

Finance

## Activity

Continue to develop the business, accounting, and reporting processes of Township tangible capital assets.

## Indicator

Project is within target timeline to ensure a successful implementation.

Economic Goals - achieve fiscal stability and fiscal health

---

# Develop effective financial strategies and plans

## Objective

*Prepare for collective bargaining with the International Association of Firefighters Local 4550.*

## Division

Human Resources

## Activity

Prepare information for bargaining with the International Association of Firefighters.

## Indicator

Bargaining initiated and the Collective Agreement ratified by all parties.

## Progress to date

Initial documents have been prepared.



Economic Goals – achieve fiscal stability and health

---

# Promote continuous improvement and operational efficiency

## Objective

*Use technology to streamline processes and to provide timely and up-to-date employee information.*

## Division

Human Resources

## Activity

Complete implementation of additional Human Resources Information System modules.

## Indicator

Training, development, education, occupational health and safety certification, and self-service modules configured, tested, and operational.

## Progress to date

Initial configuration complete; testing underway.



Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Implement an updated apparatus and equipment replacement model.*

## Division

Protective Services – Fire

## Activity

Develop specifications for purchase of apparatus and equipment.

## Indicator

Contract documents prepared to ensure latest technology and code requirements are captured in all future purchases.

## Progress to date

The initial model development is completed.



Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

**Objective**

*Continue to improve the fire training facility.*

**Division**

Protective Services – Fire

**Activity**

Complete the design of Phase 4 of facility upgrade.

**Indicator**

The ongoing improvements to the training facility to provide training in all aspects of firefighting strategy and tactics.

**Progress to date**

Budget requests have been submitted for Phase 4.

**Objective**

*Increase revenues for Bylaw Department, offsetting costs of operations.*

**Division**

Protective Services – Bylaws

**Activity**

Educate stakeholders on benefits of using newly implemented Adjudication Ticketing System.

**Indicator**

Increase in annual revenue; reduction in legal costs.

**Progress to date**

The adjudication system was implemented in January 2009 and has exceeded expectations and projected revenues.

Environmental Goals – conserve and enhance our environment

---

# Conserve water

## Objective

*To collaborate with the provincial government to develop and implement the first Water Management Plan under Part 4 of the Water Act.*

## DIVISION

Engineering

## Activity

Develop and implement a plan to protect the quality and quantity of our local groundwater supplies.

## Indicator

Finalized plan submitted to the Minister of Environment.

## Progress to date

Township of Langley Council approved the Water Management Plan (WMP) Final Report completed in November 2009 and submitted to the Minister of Environment for approval. This is the first WMP in British Columbia under Part 4 of the Water Act. The WMP is before the Provincial Cabinet awaiting approval. If Cabinet adopts the WMP's recommendations, the provincial government will write regulations needed to implement many of the recommendations in the plan.



Environmental Goals – conserve and enhance our environment

---

# Reduce air pollution

## Objective

*Establish greenhouse gas emission targets.*

## Division

Community Development

## Activity

Include greenhouse gas emission targets in the Official Community Plan, as required under Bill 27.

## Indicator

Consultation process completed, strategies developed, and bylaw adopted.

## Progress to date

Greenhouse gas emission targets will be developed and incorporated into the Official Community Plan (OCP) by the legislated May 2010 deadline. Recommended targets, actions, and strategies will be based on the Community Energy and Emissions Plan (CEEP). Public consultation has been part of the CEEP process and will be part of the OCP amendment process.



Environmental Goals – promote stewardship

---

# Establish and strengthen stewardship partnerships

## Objective

*Reduce energy consumption by providing walking and cycling trails to connect neighbourhoods.*

## Division

Community Development

## Activity

Promote shared-use trail standards and routes that will provide alternatives to motorized vehicle use between residences, schools, parks, and commercial centres.

## Indicator

Five new kilometres of shared-use trail have been added to the municipal trail network.

## Progress to date

Seven and a half new kilometres of shared-use trail have been added to the municipal trail network as part of developer requirements to construct greenways as part of new development.

## Objective

*Initiate new neighbourhood plans.*

## Division

Community Development

## Activity

Initiate a neighbourhood plan for the Latimer neighbourhood.

## Indicator

Terms of reference, proposal call, and consultant selection complete.

## Progress to date

Terms of Reference are currently being developed.

Environmental Goals – promote stewardship

---

# Establish and strengthen stewardship partnerships

## Objective

*Work with the Arboretum and Botanical Society of Langley to complete first phase of a sustainable horticulture centre development at the Derek Doubleday Arboretum.*

## Division

Recreation, Culture, and Parks

## Activity

Based on Council endorsed development plan, work with the Arboretum and Botanical Society of Langley to complete the first phase of development at the Derek Doubleday Arboretum.

## Indicator

Arboretum and Botanical Society of Langley initial contribution of funds secured.

Public access to Sustainable Horticultural Centre commenced.

## Progress to date

Recreation, Culture, and Parks Advisory Committee endorsed concept plan.

Staff providing regular updates to Arboretum and Botanical Society of Langley on status of design work.



Environmental Goals – increase biodiversity and natural capital

---

# Protect and enhance rivers and streams

## Objective

*Conduct stream restoration projects to improve drainage and enhance habitat.*

## Division

Engineering

## Activity

Continue stream restoration project, including additional required channel work, at Dixon House property, 6120 Glover Road.

Achievements to date include:

- enhancing 250 metres of stream channel with a sediment sump for ongoing maintenance
- installation of meanders and gravel substrate, riparian planting, clearing woody debris
- a new culvert crossing

Approximately 610 metres of channel work is still required.

## Indicator

Construction completed in 2010 - 2011.

Monitoring is ongoing following construction to ensure an increase in fish presence.

## Progress to date

This project was initiated in 2008.

Construction is planned for the instream works window, August 1 to September 15, 2010 for the next phase of this project.



## Environmental Goals – increase biodiversity and natural capital

---

# Reduce energy consumption

### Objective

*Promote the use of local renewable energy*

### Division

Engineering

### Activity

Identify all local, renewable heat sources capable of supporting district heating systems at the neighbourhood scale.

### Indicator

Completion of full community-based heat sources feasibility analysis to verify the potential to heat whole neighbourhoods.

### Progress to date

A pre-feasibility or scoping study of district energy opportunities in the Township of Langley has been completed. The study identified several areas in the Township where district energy should be considered. The study also identified the Murrayville core, including Langley Memorial Hospital, the W.C. Blair Recreation Centre, Fire Hall #6, the School District #35 administrative building, the RCMP Main Detachment, and the former Municipal Hall lands, as the foremost existing opportunity for a district energy system in the Township of Langley.

In early 2010, Council directed staff to develop a Murrayville Core District Energy Implementation Plan. Following completion of the plan, a full engineering and economic analyses of a Murrayville Core district energy system will be completed.

Environmental Goals – increase biodiversity and natural capital

---

# Use native plants in parks and greenways

## Objective

*Encourage the inclusion of native species in landscape plans being prepared and approved for greenways, parks, and development applications.*

## Division

Community Development

## Activity

Review all landscape construction plans to ensure species diversity and sustainability.

Increase natural capital by increasing tree inventory.

## Indicator

Installed landscapes have native plant species appropriate to site conditions with mono-species installations covering not more than 20 percent of a site.

Increased street tree and replacement tree inventory over previous year.

## Progress to date

Landscape plans and installations include native plants.

Due to the low maintenance costs, the use of mono-species of grass is still a predominant landscape cover.

In 2009, street and replacement tree inventories were increased by 500.





# Sustainability Planning and Development

2011

*Providing residents with the best possible quality of life is a priority for the Township of Langley.*

Social/Cultural Goals – build corporate and community capacity

---

# Commit to good governance by democratic means

## Objective

*Hold 2011 local government election.*

## Division

Corporate Administration

## Activity

Conduct the 2011 local government election for Mayor, Councillors, and School Trustees.

## Indicator

An accessible election for registered residents.



Social/Cultural Goals - build corporate and community capacity

---

# Maintain a high performance workforce

## Objective

*Provide a wide variety of training and development opportunities for employees to assist with increasing efficiency, effectiveness, and achieving workplace goals.*

## Division

Human Resources

## Activity

Conduct a training needs analysis.

## Indicator

Analysis complete and information compiled for review.



Social/Cultural Goals – build corporate and community capacity

---

# Provide consistent and effective bylaw enforcement

## Objective

*Review seven days per week coverage.*

## Division

Protective Services - Bylaws

## Activity

Evaluate ongoing need for seven days per week bylaw officer coverage.

## Indicator

Analyze complaints received on evenings and weekends.



Social/Cultural Goals – build corporate and community capacity

---

# Provide consistent and effective bylaw enforcement

## Objective

*Create Graffiti Bylaw.*

## Division

Protective Services - Bylaws

## Activity

Implement a comprehensive Graffiti Bylaw.

## Indicator

Reduction of graffiti.



Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Facilitate the development and implementation of initiatives that mutually align long-term policing priorities for Langley RCMP Detachment with those of the local community.*

## Division

Protective Services – RCMP

## Activity

Form a Public Safety Committee of key players from both local governments and various community agencies to address long-term policing issues within the detachment area.

## Indicator

Joint Public Safety Committee formed and meeting regularly within 2011.

## Objective

*Continue to implement Crime Reduction Strategy initiatives.*

## Division

Protective Services – RCMP

## Activity

Maintain an evidence-based Crime Reduction Strategy that focuses on prolific offenders, crime hot spots, and root causes of crime for effective resource deployment.

## Indicator

Reduction in main crime types and a decrease in overall calls for police service in areas targeted by volunteers and police.

Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Provide effective and efficient police protection for Langley citizens.*

## Division

Protective Services – RCMP

## Activity

Continue to support an integrated, regional approach to policing that provides the best possible public safety for our community.

## Indicator

Continued participation in integrated regional policing units such as the Integrated Homicide Investigation Unit and the Lower Mainland Emergency Response Team.

## Activity

Support will continue to be provided for local integrated initiatives such as the Public Safety Inspection Team. Efforts will also be concentrated on the further development of an integrated local enforcement team comprised of police and local Bylaw and Fire Departments.

## Indicator

Public Safety Inspection Team and an Integrated Enforcement Team operating within the community in 2011.

## Activity

Continued use of Police Records Integrated Management System (PRIME-BC).

## Indicator

Improved interoperability and information-sharing between the lower mainland's regional policing agencies and detachments.

## Activity

Update the progress of initiatives in the Langley RCMP 2009 - 2011 Strategic Plan.

## Indicator

Strategic Plan initiatives surrounding drug crime, road safety, property crime, youth, and communications continue to be implemented with identified and measurable action plans.

## Activity

Develop and implement a 2011 Strategic Communications Plan with initiatives that further address internal and external client satisfaction issues.

## Indicator

Continued and measured positive reaction from local government, the community, the media, and detachment staff to internal and external communication initiatives.

Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Use electronic media to enhance communication and community awareness.*

## Division

Protective Services - RCMP

## Activity

Further develop and promote langley.rcmp.ca as a communications messaging vehicle for community awareness of police programs, services, and successes.

## Indicator

Increase the number of website visits by 25 percent over 2010.

## Activity

Continue focusing on strong relationships with local media to enhance communication of policing initiatives.

## Indicator

Proactive media releases and features to increase by 10 percent over 2010.

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Continued enhancement of ability to provide road safety through education and enforcement activities; ongoing focus on aggressive and impaired driving, occupant restraint, and high-crash intersections.

## Indicator

Traffic Enforcement Unit deployed to identify high-collision traffic locations and other strategic areas of concern to reduce serious injuries and fatalities.

## Activity

Continued use of volunteer road safety initiatives such as Speed Watch and ICBC awareness programs.

## Indicator

Ongoing use of volunteers and community partnership programs to enhance road safety.

Social/Cultural Goals – protect our people and their properties

---

# Prevent crime and reduce the effects of crime

## Objective

*Provide excellent police protection for Langley citizens and their property.*

## Division

Protective Services - RCMP

## Activity

Address drug crime through drug trafficking enforcement and community awareness programs.

## Indicator

Drug trafficking enforcements increased in 2011.

Increased community information presentations on drugs and drug crime with the emphasis on prevention.



Social/Cultural Goals – protect our people and their properties

---

# Prepare for emergencies and disasters

## Objective

*Provide excellent protection for Langley citizens and their property.*

## Division

Engineering

## Activity

Conduct fire hydrant maintenance program.

## Indicator

Annual hydrant maintenance program completed.



Social/Cultural Goals – protect our people and their properties

---

# Prepare for emergencies and disasters

## Objective

*Maintain existing water supply services in accordance with approved standards.*

## Division

Engineering

## Activity

Administer water system flushing program.

## Indicator

Customer satisfaction and water quality meets established standards.

## Activity

Operate and maintain water supply system efficiently and effectively including wells, flow control devices, pumps, and treatment system.

## Indicator

Provision of uninterrupted water supply for residents and businesses.



Social/Cultural Goals – protect our people and their properties

---

# Prepare for emergencies and disasters

## Objective

*Reduce operating costs and extend service life of water system assets.*

## Division

Engineering

## Activity

Complete well rehabilitation service program.

## Indicator

Well rehabilitation service program completed.



Social/Cultural Goals – protect our people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Increase safety at the Langley Regional Airport.*

## Division

Corporate Administration

## Activity

Increase parallel taxiway safety for runway 01-19.

## Indicator

Construction commenced for parallel taxiway for runway 01-19.

## Activity

Install electrical vehicle gates.

Change taxiway reflectors to electric taxiway lights.

## Indicator

Complete installation of electric vehicle gates and taxiway lights.



Social/Cultural Goals – protect our people and their properties

---

# Foster a preventative approach to personal and community safety

## Objective

*Support and enhance the efforts of families to socially develop their children and reduce the factors that put them at risk.*

## Division

Protective Services – RCMP

## Activity

Continue to provide and support programs that involve and engage Langley youth, especially youth at risk.

## Indicator

Continued partnership with Langley Youth and Family Services and other community youth support programs with increased numbers of youth referred through the Langley RCMP At Risk Youth team.

## Activity

Promote opportunities for positive interaction between youth and police.

## Indicator

New initiatives developed that proactively invest in youth and continued investment in programs such as the RCMP Junior Cadet Camp.

Social/Cultural Goals – provide and support community based leisure opportunities

---

# Provide parks, open space, and recreation facilities

## Objective

*Continue to address future community recreation needs for Aldergrove and Willoughby.*

## Division

Recreation, Culture, and Parks

## Activity

Design and construct first phase of neighbourhood parks in Routley and Yorkson.

Continue to expand development at Aldergrove Athletic Park by adding a synthetic field.

## Indicator

Facilities complete and available to the public.



Social/Cultural Goals – provide and support community based leisure opportunities

---

# Nourish the arts as an expression of cultural value

## Objective

*Promote an understanding of, and appreciation for, arts and culture in the community.*

## Division

Recreation, Culture, and Parks

## Activity

Arts and Culture Master Plan adopted by Council.

Commence implementation of Master Plan.

## Indicator

Identified action plans or recommendations are completed.

Progress presented to Recreation, Culture, and Parks Advisory Committee.



Social/Cultural Goals – nurture a mindset of sustainability

---

# Provide leadership for sustainability practice and innovation

## Objective

*Implement a Green Building Fee Rebate to encourage sustainable development. Ensure proposed buildings contain the necessary design features and construction elements to provide health, safety, sustainability, and accessibility for all citizens.*

## Division

Community Development

## Activity

Create a fee rebate system for home builders to incorporate green building elements to meet EnerGuide ratings.

## Indicator

Develop online guides utilizing existing technology.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

## Objective

*Initiate new community plans.*

## Division

Community Development

## Activity

Update the Official Community Plan.

## Indicator

Work program developed incorporating initial issues and background research.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

## Objective

*Continue to process development applications that reflect a sustainable approach to community development.*

## Division

Community Development

## Activity

Process zoning, subdivision and development permits and related applications.

## Indicator

Quantity of applications processed.



Economic Goals – develop livable and vibrant communities

---

# Manage growth consistent with overall community needs

**Objective**

*Respond to market demands for housing, industrial, and employment generating uses.*

**Division**

Community Development

**Activity**

Process a broad range of development applications for rezoning, subdivision, and development permit approvals.

**Indicator**

Number of development applications exceeds anticipated levels.

**Objective**

*Continue to process commercial and industrial development applications to assist in the strengthening of Langley's economic base.*

**Division**

Community Development

**Activity**

Draft reports to Council to facilitate the approval of zoning applications and issuance of development permits for increased commercial and industrial development.

**Indicator**

Number of square metres of commercial floor space increased.

Economic Goals – invest in effective infrastructure

---

# Manage and maintain our assets to maximize their service life

## Objective

*Implement an updated apparatus and equipment replacement model.*

## Division

Protective Services – Fire

## Activity

Prepare to purchase apparatus and equipment based on the approved specifications.

## Indicator

Request for Proposals has been prepared and issued.

## Objective

*Improve the fire training facility.*

## Division

Protective Services – Fire

## Activity

Prepare contract documents for Phase 4 of the upgrade.

## Indicator

Contract awarded; Phase 4 underway.



Economic Goals – strengthen our economy

---

# Promote Langley's reputation as a great place to live, work, and play

## Objective

*Create a new Economic Development Strategy for the Township of Langley.*

## Division

Community Development

## Activity

Create and implement an Economic Development Strategy to generate a vibrant local economy, provide jobs close to home, and create a strong commercial/industrial assessment base for future growth within the Township.

## Indicator

Strategy is being developed; to be completed by end of 2011.



Economic Goals – integrate our transportation and community planning

---

# Provide safe and affordable transportation infrastructure

## Objective

*Fraser Highway between 228 Street and 235 Street.*

## Division

Engineering

## Activity

Widen Fraser Highway from two lanes to a four-lane standard from 228 Street to 235 Street.

## Indicator

Construction Complete.

## Progress to date

The construction of four lanes on Fraser Highway from 228 Street to 235 Street.

Fraser Highway between 215 Street and 228 Street is currently being expanded to four lanes. In 2010, the City of Langley is widening Fraser Highway from the Langley Bypass to the Township boundary. In 2010/2011, the Township will upgrade Fraser Highway from 211 Street to 215 Street. The Township has applied to TransLink for 50 percent funding as part of the Major Road Network (MRN) minor capital program.

In 2011/2012, the Township plans to upgrade Fraser Highway from 228 Street to 235 Street with four travel lanes, bike lanes in both directions, raised median/left turn bays, sidewalks, and street lights.

Upon completion of this project by the two municipalities, there will be a continuous four-lane corridor on Fraser Highway from the Langley Bypass to 235 Street.

Economic Goals - achieve fiscal stability and fiscal healthy

---

# Develop effective financial strategies and plans

## Objective

*Prepare for collective bargaining with Canadian Union of Public Employees Local 403.*

## Division

Human Resources

## Activity

Conduct pre-bargaining research and prepare bargaining documentation.

## Indicator

Bargaining preparation is complete.



Economic Goals - achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

**Objective**

*Information Technology (IT) governance.*

**Division**

Corporate Administration

**Activity**

Formalize and implement several IT governance initiatives to improve delivery of technology services.

**Indicator**

An improved service delivery model developed and implemented.

**Objective**

*Enhance Geographic Information System (GIS) analysis Tools.*

**Division**

Corporate Administration

**Activity**

Provide GIS analysis tools to assist staff in the planning process.

**Indicator**

Staff utilizing the new tools, providing greater efficiency.

Economic Goals – achieve fiscal stability and fiscal health

---

# Promote continuous improvement and operational efficiency

## Objective

*Use technology to increase online services available to the business community.*

## Division

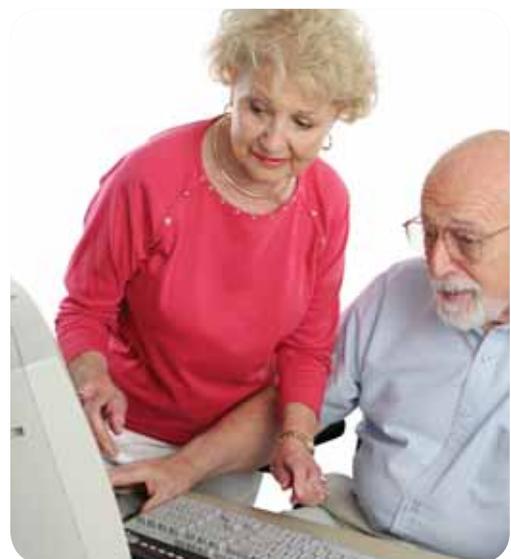
Community Development

## Activity

Create How To Guides in conjunction with providing customers with the ability to purchase business licences online.

## Indicator

Information available and accessible on the tol.ca website.



Economic Goals – achieve fiscal stability and fiscal health

---

# Manage growth consistent with overall community needs

## Objective

*Review and update Subdivision and Development Servicing Bylaw and Development Cost Charge Bylaw.*

## Division:

Community Development

## Activity

Review Subdivision and Development Servicing Bylaw and Development Cost Charge Bylaw in consultation with stakeholders.

## Indicator

Bylaws adopted.



Environmental Goals – promote stewardship

---

# Practice 3Rs: reduce, reuse, and recycle

## Objective

*Promote waste reduction and recycling at public events.*

## Division

Engineering

## Activity

Develop and provide infrastructure and services to support waste reduction at Township hosted public events.

## Indicator

Waste diversion station completed and a number of events using the station.



Environmental Goals – promote stewardship

---

# Practice 3Rs: reduce, reuse, and recycle

## Objective

*Develop and deliver a litter awareness campaign.*

## Division

Engineering

## Activity

Develop and deliver a litter awareness campaign using principles of community-based social marketing to encourage citizens to keep Langley clean and put litter in its place.

## Indicator

Campaign developed and implemented.



Environmental Goals – promote stewardship

# Establish and strengthen stewardship partnerships

## Objective

*Work with the Arboretum and Botanical Society of Langley to complete first construction phase of a sustainable horticulture centre development at the Derek Doubleday Arboretum.*

## Division

Recreation, Culture, and Parks

## Activity

Based on a Council-endorsed development plan, construct the first major phase of development at the Derek Doubleday Arboretum.

## Indicator

Design and construction of first phase completed.

Public access available.



# Financial Section

*For the year 2009*

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## Report from the Director of Finance

To Mayor Rick Green and Members of Council;

I am pleased to present the 2009 Financial Statements and the audit report of our external auditors, KPMG LLP, Chartered Accountants. Pursuant to Section 167 of the *Community Charter*, these statements have been prepared and presented to provide sufficient information for readers to understand the financial position and results of the operations of the Township of Langley.

The 2009 Financial Statements have been prepared by management in accordance with Canadian generally accepted accounting principles as recommended by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants. Management is responsible for the accuracy, integrity and objectivity of these statements and for ensuring that the supporting information in Schedules 1 to 3 is consistent with information in the Financial Statements. Management is also responsible for implementing and maintaining a system of internal controls to safeguard the assets of the Township and to provide reasonable assurance that financial information is reliable. Township Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control.

The role of our external auditors, KPMG LLP Chartered Accountants, is to conduct an independent examination, in accordance with the generally accepted auditing standards, and to express their opinion on the financial statements. Their examination includes a review and evaluation of the Township's system of internal control and appropriate tests and procedures to provide reasonable assurance the financial statements are presented fairly. The external auditors have full and free access to the Township Council and all staff.

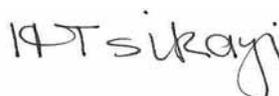
Debt and Agreements Payable decreased from \$25.0 million in 2008 to \$20.8 million as no new debt was incurred in 2009. The \$20.8 million is comprised of \$18.7 million repayable from Development Cost Charges, and \$2.1 million in land purchase agreements repayable from future land sales. The Township has no debt payable from current taxation revenue.

In compliance with the Tangible Capital Asset Accounting guidelines, the Statement of Operations now excludes capital expenditures and includes current year amortization expense. Capital additions are included in the Tangible Capital Asset balance on the Statement of Financial Position. Total Tangible Capital Assets for the Township, at historical cost, amount to \$1.1 billion net of accumulative amortization expense. In 2009 two major capital additions were the completion of the Langley Events Centre (\$17 million) and the Aldergrove GVRD Sewer connection (\$10.8 million).

Accumulated Surplus includes Operating Surplus (\$38.664 million), Capital Surplus (\$25.562 million), Statutory Reserve (\$3.591 million) and Investment in Tangible Capital Assets (\$1.085 billion). Annual Surplus is larger than in previous years as a result of the adoption of a new accounting policy in order to comply with the Tangible Capital Asset regulations. The current year annual surplus is comprised of regular operating surplus from operating funds, and additional surplus as follows:

- Surplus as a result of recognizing funds received for capital projects as income, net of amortization expense, without recognizing the related capital expenses, and
- Surplus as a result of recognizing the value of contributed tangible capital assets from developers as revenue in the year the assets are put into service.

Council, staff and volunteers worked diligently over the last year to provide services for the residents and businesses in Township of Langley. Fiscal responsibility and financial sustainability is a challenging goal that remains at the forefront of our financial planning.



H. Tsikayi B.Sc., C.M.A.  
Director of Finance

## Auditors' Report to the Mayor and Council

---



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Chartered Accountants  
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Canada

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### AUDITORS' REPORT TO THE MAYOR AND COUNCIL

We have audited the consolidated statement of financial position of the Corporation of the Township of Langley (the "Township") as at December 31, 2009 and the consolidated statements of operations, changes in net financial assets, and cash flows for the year then ended. These financial statements are the responsibility of the Township's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the Township as at December 31, 2009 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, slightly slanted style. A horizontal line is drawn underneath the signature.

Chartered Accountants  
Burnaby, Canada  
May 7, 2010

2009

# Financial Statements

## Consolidated Statement of Financial Position

As at December 31, 2009 (in thousands of dollars)

	<u>2009</u>	<u>2008</u> (restated note 3)
<b>FINANCIAL ASSETS</b>		
Cash and short-term deposits (Note 4)	\$ 37,310	\$ 52,325
Investments (Note 4)	73,245	55,665
Accounts receivable (Note 5)	<u>38,770</u>	<u>23,192</u>
	<u>149,325</u>	<u>131,182</u>
<b>FINANCIAL LIABILITIES</b>		
Accounts payable and accrued liabilities (Note 19)	55,300	32,097
Deposits and prepayments (Note 6)	22,794	15,081
Deferred revenue (Note 7)	8,074	8,198
Deferred Development Cost Charges (Note 8)	16,738	15,750
Debt and agreements payable (Note 9)	<u>20,830</u>	<u>25,050</u>
	<u>123,736</u>	<u>96,176</u>
<b>NET FINANCIAL ASSETS</b>	<u>25,589</u>	<u>35,006</u>
<b>NON-FINANCIAL ASSETS</b>		
Inventories of supplies	714	608
Prepaid expenses	1,184	734
Tangible capital assets (Note 10)	<u>1,124,877</u>	<u>1,068,622</u>
	<u>1,126,775</u>	<u>1,069,964</u>
<b>ACCUMULATED SURPLUS (Note 11)</b>	<u>\$ 1,152,364</u>	<u>\$ 1,104,970</u>

Contingencies and commitments (Note 16)  
See accompanying Notes to the Financial Statements

Hilary Tsikayi, B.Sc., CMA  
Director of Finance

Rick Green  
Mayor, Township of Langley

## Consolidated Statement of Operations

As at December 31, 2009 (in thousands of dollars)

	2009 Budget (Unaudited)	2009	2008 (restated note 3)
<b>REVENUE</b>			
Property Taxes	\$ 82,235	\$ 82,359	\$ 76,932
Fees, rates and service charges	36,741	43,803	35,062
Grants and grants in lieu of taxes	57,505	13,447	11,557
Service cost recoveries	3,148	2,682	3,799
Gain on disposal of assets		17	1,128
Investment income	2,040	3,327	3,086
Local area service contributions	113	351	624
Contribution from development cost charges	6,563	9,230	16,743
Other developer contributions	38,198	30,924	16,664
Other income	32,568	6,952	3,391
	<u>259,111</u>	<u>193,092</u>	<u>168,986</u>
<b>EXPENSES</b>			
General government	17,760	18,080	20,319
Police protection	26,550	23,850	22,818
Fire protection	11,801	10,861	7,226
Community planning and development	7,547	6,074	5,739
Recreation and Culture	17,626	20,929	13,611
Parks	5,361	7,608	7,029
Transportation	17,974	24,612	25,819
Stormwater	4,927	6,948	7,604
Water	11,017	10,403	9,759
Sewer	9,040	12,556	9,081
Solid Waste	3,968	3,777	2,496
	<u>133,571</u>	<u>145,698</u>	<u>131,501</u>
<b>ANNUAL SURPLUS</b>	125,540	47,394	37,485
<b>ACCUMULATED SURPLUS, beginning of year</b>	<u>1,104,970</u>	<u>1,104,970</u>	<u>1,067,485</u>
<b>ACCUMULATED SURPLUS, end of year</b>	<u>\$ 1,230,510</u>	<u>\$ 1,152,364</u>	<u>\$ 1,104,970</u>

## Consolidated Statement of Net Financial Assets

As at December 31, 2009 (in thousands of dollars)

	<u>2009</u>	<u>2008</u> (restated note 3)
<b>SURPLUS FOR THE YEAR</b>	<b>\$ 47,394</b>	<b>\$ 37,485</b>
Acquisition of tangible capital assets	(81,811)	(88,975)
Amortization of tangible capital assets	24,308	23,252
Gain on disposal of tangible capital assets	(17)	(1,128)
Proceeds on disposal of tangible capital assets	1,265	1,305
	<u>(8,861)</u>	<u>(28,061)</u>
Acquisition of inventories of supplies	(714)	(608)
Acquisition of prepaid expenses	(1,184)	(734)
Consumption of inventories of supplies	608	462
Use of prepaid expenses	734	765
	<u>(556)</u>	<u>(115)</u>
<b>CHANGE IN NET FINANCIAL ASSETS</b>	<b>(9,417)</b>	<b>(28,176)</b>
<b>NET FINANCIAL ASSETS, beginning of year</b>	<b><u>35,006</u></b>	<b><u>63,182</u></b>
<b>NET FINANCIAL ASSETS, end of year</b>	<b><u>\$ 25,589</u></b>	<b><u>\$ 35,006</u></b>

## Consolidated Statement of Cash Flows

As at December 31, 2009 (in thousands of dollars)

	2009	2008 (restated note 3)
<b>CASH PROVIDED BY (USED IN)</b>		
<b>OPERATIONS</b>		
Annual surplus	\$ 47,394	\$ 37,485
Items not involving cash:		
Amortization	24,308	23,252
Loss (gain) on disposal of tangible capital assets	(17)	(1,128)
Developer contributions of tangible capital assets	(30,924)	(16,664)
Change in non-cash operating working capital:		
Decrease (increase) in accounts receivable	(15,578)	7,936
Increase (decrease) in prepaid expenses	(450)	31
Increase in inventories of supplies	(106)	(146)
Increase in accounts payable and accrued liabilities	23,203	2,788
Decrease in deferred revenue	(124)	(4,106)
Increase (decrease) in deposits and prepayments	7,713	(2,367)
Increase (decrease) in development cost charges	988	(6,164)
Net change in cash from operating activities	<u>56,407</u>	<u>40,917</u>
<b>CAPITAL ACTIVITIES</b>		
Cash used to acquire tangible capital assets	(50,887)	(72,311)
Proceeds on disposal of tangible capital assets	1,265	1,305
Net change in cash from capital activities	<u>(49,622)</u>	<u>(71,006)</u>
<b>FINANCING ACTIVITIES</b>		
Issuance of debt and agreements payable	-	1,300
Repayment of debt and agreements payable	(4,220)	(3,095)
Net change in cash from financing activities	<u>(4,220)</u>	<u>(1,795)</u>
<b>INVESTING ACTIVITIES</b>		
Change in investments	<u>(17,580)</u>	<u>13,469</u>
<b>NET CHANGE IN CASH AND SHORT-TERM DEPOSITS</b>	<b>(15,015)</b>	<b>(18,415)</b>
<b>CASH AND SHORT-TERM DEPOSITS, beginning of year</b>	<u>52,325</u>	<u>70,740</u>
<b>CASH AND SHORT- TERM DEPOSITS, end of year</b>	<u>\$ 37,310</u>	<u>\$ 52,325</u>

## Financial Activities - Segmented

For the year ended December 31, 2009 (in thousands of dollars)

	Protective Services			Recreation, Culture and Parks		
	General Government	Police	Fire	Community Development	Recreation & Culture	Parks
<b>REVENUES</b>						
Property Taxes	55,290	-	-	-	3,129	5,308
Fees, rates and service charges	2,285	134	427	5,460	5,098	2,274
Grants and Grants in lieu of taxes	969	1,480	3	218	1,486	79
Service cost recoveries	5	2,042	201	13	16	123
Gain on sale of assets	1,005	(49)	38	-	(6)	-
Investment income	1,670	-	-	-	-	26
Local area service contributions	-	-	-	-	-	-
Contribution from developers	-	-	-	-	-	3,159
Other Developer Contributions	21,064	-	-	-	-	3,850
Other income	1,537	-	123	-	4,362	110
	<u>83,825</u>	<u>3,607</u>	<u>792</u>	<u>5,691</u>	<u>14,085</u>	<u>14,929</u>
<b>EXPENSES</b>						
Salaries, wages and benefits	8,346	5,825	7,967	5,070	7,618	2,153
Service and maintenance contracts	1,611	603	850	171	3,980	877
RCMP contract	-	16,365	-	-	-	-
Consulting & Professional Services	1,609	-	70	619	117	66
Insurance	539	6	19	-	159	-
Materials, Supplies & Equipment	1,348	334	546	187	1,361	1,274
Information systems maintenance	587	5	7	26	7	-
Aviation and vehicle fuel	692	298	91	-	-	-
Advertising publications	162	1	3	3	57	1
Utilities	54	93	132	-	901	335
Sundry	1,121	23	132	93	910	12
Telephone & communications	303	28	38	15	46	13
Regional District charges	-	-	-	-	2,881	-
Municipal Grants	23	-	-	49	569	-
Debt interest payments	-	-	-	-	-	687
Fiscal and other debt charges	80	1	2	-	385	-
Internal Cost recoveries	(175)	-	-	(159)	(297)	-
Loss on disposal of tangible capital assets	-	-	-	-	-	-
Amortization Expense	1,780	268	1,004	-	2,235	2,190
Total Expenses	<u>18,080</u>	<u>23,850</u>	<u>10,861</u>	<u>6,074</u>	<u>20,929</u>	<u>7,608</u>
Annual surplus (deficit)	<u>65,745</u>	<u>(20,243)</u>	<u>(10,069)</u>	<u>(383)</u>	<u>(6,844)</u>	<u>7,321</u>

## Financial Activities - Segmented

For the year ended December 31, 2009 (in thousands of dollars)

Engineering						Consolidated	2009	2008
Transportation	Stormwater	Water	Sewer	Solid Waste	Reserve Funds	Entries	Consolidated	Consolidated (Restated Note 3)
13,509	5,122	-	-	-	-	-	82,359	76,932
307	211	11,577	12,617	3,344	70	-	43,803	35,062
2,918	120	44	6,129	-	-	-	13,447	11,557
250	-	-	31	-	-	-	2,682	3,799
157	-	-	-	-	-	(1,128)	17	1,128
232	46	345	198	22	788	-	3,327	3,086
-	-	142	208	-	-	-	351	624
4,172	726	547	627	-	-	-	9,230	16,743
2,038	2,326	614	1,032	-	-	-	30,924	16,664
495	11	-	-	16	53	243	6,952	3,391
<b>24,078</b>	<b>8,562</b>	<b>13,269</b>	<b>20,842</b>	<b>3,382</b>	<b>911</b>	<b>(885)</b>	<b>193,092</b>	<b>168,986</b>
6,759	1,932	2,449	1,375	217	-	-	49,711	48,171
5,820	512	612	2,640	3,467	-	-	21,143	11,783
-	-	-	-	-	-	-	16,365	15,218
564	255	137	175	1	-	-	3,613	2,918
(52)	-	5	5	-	-	-	681	1,283
3,962	909	1,214	1,827	61	-	-	13,023	9,063
4	-	-	-	-	-	-	636	790
628	2	-	-	-	-	-	1,711	2,236
15	5	3	1	27	-	-	278	411
745	68	364	132	-	-	-	2,824	2,647
214	39	77	(44)	3	-	-	2,580	3,219
23	9	16	11	1	-	-	503	428
-	-	2,616	5,014	-	-	-	10,511	10,242
-	-	-	-	-	-	-	641	309
-	76	245	-	-	-	-	1,008	1,012
-	-	-	-	-	-	-	468	699
(3,685)	(33)	23	20	-	-	-	(4,306)	(2,180)
9,615	3,174	2,642	1,400	-	-	-	24,308	23,252
<b>24,612</b>	<b>6,948</b>	<b>10,403</b>	<b>12,556</b>	<b>3,777</b>	<b>-</b>	<b>-</b>	<b>145,698</b>	<b>131,501</b>
<b>(534)</b>	<b>1,614</b>	<b>2,866</b>	<b>8,286</b>	<b>(395)</b>	<b>911</b>	<b>(885)</b>	<b>47,394</b>	<b>37,485</b>

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

The notes to the financial statements are an integral part of the statements and explain the significant accounting policies and principles underlying the statements. They also provide relevant supplementary information and explanations.

### 1. OPERATIONS

The Corporation of the Township of Langley's (the Township) principal activities include the provision of local government services to residents and businesses. These services include administrative, protective, transportation, recreational, parks, library, water, sewer, stormwater, solid waste disposal, and recycling. The general resources and operations of the Township are segregated into operating, capital, and reserve funds. The Community Charter of B.C. requires revenues and expenditures to be in accordance with the five-year financial plan adopted annually by Council. The budget for each year of the plan must be balanced so that annual expenditures do not exceed the total of revenue, transfers from reserves and surplus, and proceeds from debt.

They are used to record the operating costs of the services provided by the Township.

#### *Capital Funds*

These funds include the General, Parks, Transportation, Stormwater, Water and Sewer Capital Funds. They are used to record the acquisition costs of capital assets.

#### *Reserve Funds*

Under the Community Charter, Township Council may, by bylaw, establish reserve funds for specified purposes. Money in a reserve fund, and interest earned thereon, must be expended by bylaw only for the purposes for which the fund was established. If the amount in a reserve is greater than required, Township Council may, by bylaw, transfer all or part of the amount to another reserve.

### 2. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Township of Langley are prepared in accordance with Canadian generally accepted accounting principles as prescribed by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants.

#### *Trust Funds*

These funds accounts for assets which must be administered as directed by agreement or statute for certain beneficiaries. In accordance with PSAB recommendations on financial statement presentation for local governments, trust funds are not included in the Township's consolidated financial statements. Trust funds administrated by the Township are presented in Note 21.

#### a) Basis of Consolidation

The consolidated financial statements are comprised of the Township of Langley's Operating, Capital and Reserve Funds and the Langley Facilities Society which was incorporated on March 12, 2009. The purpose of the Langley Facilities Society is to operate the Langley Events Centre. The Langley Facilities Society's operating activities are reflected in Schedule 10. Interfund transactions, fund balances and activities have been eliminated on consolidation.

#### b) Basis of Accounting

The Township follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods and services and/or the creation of a legal obligation to pay.

#### *Budget Reporting*

The unaudited budget information presented in the statement of operations reflects the 2009 budget component of the Township of Langley's 2009 - 2013 Five-Year Financial Plan adopted by Council Bylaw #4738.

#### *Cash and Short-Term Deposits*

Cash and short-term deposits consist of cash, highly liquid money market investments and short-term deposits with maturities of less than 90 days at acquisition.

#### *Operating Funds*

These funds include the General, Parks, Transportation, Stormwater, Water, Sewer, and Solid Waste Operating Funds.

#### c) Investments

Investments are carried at cost which approximates market value and are comprised of money market investments and

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

bonds issued by Canadian Chartered Banks, Credit Unions, or government authorities. Most investments are held to maturity and temporary losses or gains in value are not recognized in the financial statements. Investments are written down if there is a permanent decline in value.

### d) Non-financial assets

Non financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

#### (i) Tangible Capital Assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The costs of tangible capital assets are amortized on a straight line basis over their estimated useful lives as follows:

Gravel pits are treated as land and as such are not amortized.

Tangible capital assets are amortized in the year the asset is acquired or constructed and/or in the year of

disposal. Assets under construction are not amortized until the asset is available for productive use.

#### (ii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and the fair value of contributions are recorded as revenue in the year of receipt.

#### (iii) Natural resources

Natural resources that have not been purchased are not recognized as assets in the financial statements.

#### (iv) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

#### (v) Interest capitalization

The Township does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

#### (vi) Inventories of supplies

Inventories of supplies held for consumption are recorded at the lower of cost and replacement cost.

Asset	Useful Life (Years)
Land improvements	20-100
Building and building improvements	10-60
Vehicles	8-25
Machinery and equipment	4-30
Roads infrastructure - Base	75-100
- Surface	20-40
Stormwater infrastructure	40-100
Water infrastructure	15-78
Sewer infrastructure	41-78

### e) Deferred Revenue

Deferred revenues represent licenses, permits and other fees which have been collected, but for which the related services or inspections have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed.

### f) Post Employment Benefits

The Township and its employees contribute to the Municipal Pension Plan (Note 18). These contributions are expensed as incurred. Sick leave and post-employment benefits accrue to some Township's employees (Note 19). The accrued liabilities related to these benefits are estimated based on actuarial

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

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calculations of years of service, retirement ages, and expected future salary and wage increases. The liabilities are accrued based on projected benefits as the employees render qualifying years of service.

### g) Debt and Agreements Payable

Municipal Finance Authority (MFA) debt is recorded net of related sinking fund balances. Interest on debt is recorded on the accrual basis. Land acquisition agreement debt is valued using a present value calculation of total future payments, using a discount percentage that approximates the cost of borrowing through the MFA.

### h) Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions that affect amounts reported, including post employment benefits, allowance for doubtful receivables and future payments under land acquisition agreements. Revised estimates may be

required, and adjustments will be made in the period that a change in estimate is made. Actual results could differ from estimates, and adjustments will be made in the year of final determination. In addition, the Township's implementation of PSAB Section 3150 for tangible capital assets resulted in the estimation of historical cost when actual costs were not available. A consistent method of estimating the replacement cost of the tangible capital asset was applied. (Note 3)

### i) Segment Disclosure

As required under PSAB Section 2700 Segment Disclosures, these financial statements provide segmented information. A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information to achieve the objectives of the standard. The Township has adopted this PSAB section and has provided definitions of segments used by the Township as well as presented financial information in segmented format.

## 3. COMPARATIVE FINANCIAL STATEMENTS

The Township has implemented Public Sector Accounting Board ("PSAB") sections 1200 Financial Statement Presentation and 3150 Tangible Capital Assets. Section 1200 establishes general reporting principles and standards for the disclosure of information in government financial statements. Section 3150 requires governments to record and amortize their tangible capital assets in their financial statements. In prior years, tangible capital asset additions were expensed in the year of acquisition or construction. During the year, the Township reviewed its agreement with an external party and determined that certain amounts were more appropriately recorded in 2009.

### *Methods used for determining the cost of each major category of tangible capital assets*

The financial information recorded includes the actual or estimated historical cost of the tangible capital assets. When historical cost records were not available, other methods were used to estimate the costs and accumulated amortization of the assets. The Township applied a consistent method of estimating the replacement cost of the tangible capital assets for which it did not have historical cost records, except in circumstances where it could be demonstrated that a different method would provide a more accurate estimate of the cost of a particular type of tangible capital asset. After defining replacement or reproduction cost, depending on the type of tangible capital asset, the Engineering News Record, Consumer Price Index and the Township's custom-built land index were used as a resource for determining appropriate indices in order to deflate the replacement or reproduction cost to an estimated historical cost at the year of acquisition.

This change has been applied retroactively and prior periods have been restated. This change in accounting policy has changed amounts reported in the prior period as follows:

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### Accumulated surplus at January 1, 2008

Financial Equity	\$	90,027
Capital Equity		632,123
<b>Accumulated Surplus, as previously reported</b>		<b>722,150</b>
Less: Capital assets, as previously reported		(658,968)
Add: Net book value of tangible capital assets recorded as at December 31, 2007		1,003,076
Prepaid expenses recorded		765
Inventories of supplies recorded		462
<b>Accumulated surplus as at January 1, 2008, as restated</b>	<b>\$</b>	<b><u>1,067,485</u></b>

### Annual Surplus for 2008

Net Loss as previously reported	\$	(8,374)
Developer contribution of tangible capital assets		16,664
Agreement recorded as revenue		(19,500)
Assets capitalized but previously expensed (net)		72,009
Amortization expense not previously recorded		(23,252)
Gain on disposal of tangible capital assets		1,128
Proceeds on disposal reported as revenue		(1,305)
Change in non-financial assets not previously reported as expense		115
<b>Annual surplus, as restated</b>	<b>\$</b>	<b><u>37,485</u></b>

#### 4. CASH, SHORT-TERM DEPOSITS AND INVESTMENTS

Cash and short-term deposits maturing within three months are recorded at a cost of \$37,310 (2008 cost of \$52,325) with market value approximating cost.

Investments maturing beyond three months are recorded at a cost of \$73,245 with a market value of \$75,817 (2008 cost of \$55,665 with a market value of \$55,408).

Investments maturing within one year have interest rates ranging from 1.42% to 5.47%; within one to three years have interest rates ranging from 1.8% to 5.17%; and within four to seven years have interest rates ranging from 3.45% to 5.26%.

The following amounts are exclusive of Cemetery Funds (Note 21).

	<u>2009</u>	<u>2008</u>
Cash and short-term deposits	\$ 37,310	\$ 52,325
Investments	<u>73,245</u>	<u>55,665</u>
	<b>\$ <u>110,555</u></b>	<b>\$ <u>107,990</u></b>

Cash, short-term deposits and investments are composed of restricted and unrestricted amounts. Restricted amounts shown below earn interest and can only be expended for their intended purposes.

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

	<u>2009</u>	<u>2008</u>
Capital Funds	\$ 24,970	\$ 36,182
Capital Funds, Future Works Deposits	3,818	3,418
Development Cost Charges (Note 8)	9,666	8,554
Development Cost Charges-GVS & DD	667	292
Statutory Reserve Funds	20,432	22,753
Local Area Service Reserve Fund receivable	<u>(4,118)</u>	<u>(4,386)</u>
<b>Restricted</b>	<b>55,435</b>	<b>66,813</b>
<b>Unrestricted</b>	<b><u>55,120</u></b>	<b><u>41,177</u></b>
	<b>\$ <u>110,555</u></b>	<b>\$ <u>107,990</u></b>

### 5. ACCOUNTS RECEIVABLE

	<u>2009</u>	<u>2008</u>
Taxes	\$ 6,606	\$ 4,860
Federal Government	2,416	1,923
Provincial Government	6,441	488
Municipal Finance Authority	477	464
Other local government	1,025	1,296
Other accounts	5,520	271
Accrued interest and others	1,838	1,840
Recoverable work in progress	3,257	468
Receivables secured letters of credit	7,072	7,196
Local Area Service levies receivable	4,118	4,386
	<b>\$ <u>38,770</u></b>	<b>\$ <u>23,192</u></b>

The Receivables secured letters of credit balance represents non-interest bearing securities for Development Cost Charge (DCC) amounts due from developers within two years. Monies collected upon negotiation of the letters of credit are restricted and can only be expended for DCC purposes (Note 8).

The Local Area Service levies receivable balance represents amounts due from property owners for specific local area service projects in their neighbourhood. Amounts realized upon collection of these receivables are restricted for use on local improvement projects.

### 6. DEPOSITS AND PREPAYMENTS

The Township holds cash deposits that were received from depositors as security to ensure the satisfactory completion of works and other obligations. The Township also encourages the prepayment of property taxes, and pays interest at rates prescribed by the Province.

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

	<u>2009</u>	<u>2008</u>
Cash deposits held as security	\$ 15,157	\$ 8,386
Prepaid property taxes	7,637	6,695
	<u>\$ 22,794</u>	<u>\$ 15,081</u>

The Township also holds irrevocable letters of credit in the amount of \$55,229 (2008- \$45,924) that were received from depositors as security to ensure the satisfactory completion of works within the Township. These letter of credit amounts are not reflected in the financial statements.

### 7. DEFERRED REVENUE

	<u>2009</u>	<u>2008</u>
Future works deposits	\$ 3,818	\$ 3,418
South Coast British Columbia Transportation Authority	1,418	1,268
Government Grant	1,072	1,376
Other	<u>1,766</u>	<u>2,136</u>
	<u>\$ 8,074</u>	<u>\$ 8,198</u>

### 8. DEFERRED DEVELOPMENT COST CHARGES

DCC's are collected from developers to contribute to the capital costs associated with development. In accordance with the Community Charter, these funds must be deposited into a separate DCC Reserve Fund. DCC amounts collected are deferred and are recognized as revenue in the year that related capital costs are incurred.

	<u>2009</u>	<u>2008</u>
Roads DCC's	\$ 7,401	\$ 7,152
Drainage DCC's	2,528	2,222
Park Land/Development/Interest DCC's	1,241	1,284
Water DCC's	2,882	2,261
Sewer DCC's	<u>2,686</u>	<u>2,831</u>
	<u>\$ 16,738</u>	<u>\$ 15,750</u>
Deferred DCC's, beginning of year	\$ 15,750	\$ 21,914
DCC's spent in Operating Funds	(3,460)	(3,834)
DCC's spent in Capital Funds	(5,770)	(12,908)
DCC's collected (net)	9,989	10,060
Interest income	<u>229</u>	<u>518</u>
Deferred DCC's, end of year	<u>\$ 16,738</u>	<u>\$ 15,750</u>
Investments (Note 4)		
DCC's receivable	\$ 9,666	\$ 8,554
	<u>7,072</u>	<u>7,196</u>
	<u>\$ 16,738</u>	<u>\$ 15,750</u>

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### 9. DEBT AND AGREEMENTS PAYABLE

The Township issues long-term debt through the MFA. Sinking Fund Reserves managed by the MFA are used to retire the debt. The Township pays the annual Sinking Fund principal and interest requirements as estimated by the MFA. For reporting purposes, the Township nets Sinking Fund Reserve balances against the related gross debt outstanding.

	Gross Debt		Sinking Fund		Net Debt	
	Outstanding	Reserves	2009	2008		
<u>MFA Debt</u>						
Stormwater, Bylaw 3420, due 2017	\$ 1,675	\$ 807	\$ 868	\$ 955		
Water, Bylaw 2934, due 2011	3,624	3,084	540	792		
Water, Bylaw 3950, due 2020	1,200	400	800	853		
General, Bylaw 4455, due 2027	3,250	223	3,027	3,141		
General, Bylaw 4456, due 2027	11,000	753	10,247	10,631		
<u>Land Acquisition Agreements</u>						
Due 2009	-	-	-	300		
Due 2010	437	-	437	1,800		
Due 2011	2,090	-	2,090	3,341		
Due 2012	735	-	735	1,000		
Due 2026	2,086	-	2,086	2,237		
	<u>\$ 26,097</u>	<u>\$ 5,267</u>	<u>\$ 20,830</u>	<u>\$ 25,050</u>		

Estimated long-term debt and land acquisition agreement payable for the next five years are:

	Principal	Interest	Total
2010	1,499	1,002	2,501
2011	3,163	923	4,086
2012	959	844	1,803
2013	706	852	1,558
2014	703	859	1,562
Thereafter	<u>13,800</u>		
	<u>\$ 20,830</u>		

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### 10. TANGIBLE CAPITAL ASSETS

<b>Cost</b>	Balance at December 31, 2008	Net Additions	Reduction in Assets under Construction	Balance at December 31, 2009
Land and improvements	\$ 357,755	\$ 28,517	\$ -	\$ 386,272
Buildings and building improvements	77,627	54,951	-	132,578
Vehicles, machinery and equipment	29,160	7,923	-	37,083
Parks infrastructure	47,440	6,049	-	53,489
Information Technology	1,932	3,991	-	5,923
Engineering Infrastructure				-
Roads	348,047	6,364	-	354,411
Water	157,380	2,144	-	159,524
Sewer	92,137	1,800	-	93,937
Stormwater	195,283	2,968	-	198,251
Assets under construction	80,016	23,535	(59,133)	44,418
<b>Total</b>	<b>\$ 1,386,777</b>	<b>\$ 138,242</b>	<b>\$ (59,133)</b>	<b>\$ 1,465,886</b>

<b>Accumulated amortization</b>	Balance at December 31, 2008	Disposals	Amortization	Balance at December 31, 2009
Land and improvements	\$ 954	\$ -	\$ 82	\$ 1,036
Buildings and building improvements	28,601	(265)	3,627	31,963
Vehicles, machinery and equipment	15,449	(1,118)	2,177	16,508
Parks infrastructure	21,492	(71)	2,169	23,590
Information Technology	1,106	-	623	1,729
Engineering Infrastructure				-
Roads	140,863	-	8,414	149,277
Water	45,042	-	2,642	47,684
Sewer	20,134	-	1,400	21,534
Stormwater	44,514	-	3,174	47,688
Assets under construction	-	-	-	-
<b>Total</b>	<b>\$ 318,155</b>	<b>\$ (1,454)</b>	<b>\$ 24,308</b>	<b>\$ 341,009</b>

	Net book value December 31, 2008	Net book value December 31, 2009
Land and improvements	356,801	385,236
Buildings and building improvements	49,026	100,615
Vehicles, machinery and equipment	13,711	20,575
Parks infrastructure	25,948	29,899
Information Technology	826	4,194
Engineering Infrastructure		
Roads	207,184	205,134
Water	112,338	111,840
Sewer	72,003	72,403
Stormwater	150,769	150,563
Assets under construction	80,016	44,418
<b>Total</b>	<b>\$ 1,068,622</b>	<b>\$ 1,124,877</b>

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

Cost	2007	Net Additions	Reduction in Assets under Construction	2008
Land and Improvements	\$ 338,599	\$ 19,156	\$ -	\$ 357,755
Buildings and building improvements	77,123	504	-	77,627
Vehicles, machinery and equipment	28,743	417	-	29,160
Parks infrastructure	44,885	2,555	-	47,440
Information Technology	1,510	422	-	1,932
Engineering Infrastructure				-
Roads	345,992	2,055	-	348,047
Water	155,429	1,951	-	157,380
Sewer	90,832	1,305	-	92,137
Stormwater	192,859	2,424	-	195,283
Assets under construction	23,298	56,718	-	80,016
Total	\$ 1,299,270	\$ 87,507	\$ -	\$ 1,386,777

Accumulated Amortization	2007	Disposals	Amortization	2008
Land and improvements	\$ 873	\$ -	\$ 81	\$ 954
Buildings and building improvements	25,851	(122)	2,872	28,601
Vehicles, machinery and equipment	14,593	(1,169)	2,025	15,449
Parks infrastructure	19,495	-	1,997	21,492
Information Technology	764	-	342	1,106
Engineering Infrastructure				-
Roads	132,406	-	8,457	140,863
Water	42,400	-	2,642	45,042
Sewer	18,476	-	1,658	20,134
Stormwater	41,336	-	3,178	44,514
Assets under construction	-	-	-	-
Total	\$ 296,194	\$ (1,291)	\$ 23,252	\$ 318,155

Net book value	2007	2008
Land and improvements	\$ 337,726	\$ 356,801
Buildings and building improvements	51,272	49,026
Vehicles, machinery and equipment	14,150	13,711
Parks infrastructure	25,390	25,948
Information Technology	746	826
Engineering Infrastructure		
Roads	213,586	207,184
Water	113,029	112,338
Sewer	72,356	72,003
Stormwater	151,523	150,769
Assets under construction	23,298	80,016
Total	\$ 1,003,076	\$ 1,068,622

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### Assets Under Construction

Assets under construction having a value of \$44,418 (2008 - \$80,016) have not been amortized. Amortization of these assets will commence when the asset is available for productive use.

#### a) Contributed Tangible Capital Assets

Contributed capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is as follows:

	<u>2009</u>	<u>2008</u>
Land and improvements	24,914	13,143
Road infrastructure	2,038	787
Stormwater infrastructure	2,327	1,267
Water infrastructure	614	686
Sewer infrastructure	1,031	781
Total	<u>30,924</u>	<u>16,664</u>

#### b) Works of Art and Historical Treasures

The Township manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at Township sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

#### c) Write-down of Tangible Capital Assets

There were no write-down of tangible capital assets during the year. (2008 \$nil).

## 11. ACCUMULATED SURPLUS

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	<u>Operating Funds</u>	<u>Capital Funds</u>	<u>Statutory Reserves</u>	<u>Invested in tangible capital assets</u>	<u>Total</u>
General Fund	\$ 20,042	\$ 7,611	\$ -	\$ 441,429	\$ 469,082
Parks Utility	2,022	1,146	-	54,307	57,475
Transportation Utility	2,939	5,025	-	236,071	244,035
Stormwater Utility	1,850	512	-	151,657	154,019
Water Utility	8,308	6,198	-	113,740	128,246
Sewer Utility	2,820	5,070	-	87,343	95,233
Solid Waste	683	-	-	-	683
Statutory Reserves	-	-	3,591	-	3,591
Total for 2009	<u>\$ 38,664</u>	<u>\$ 25,562</u>	<u>\$ 3,591</u>	<u>\$ 1,084,547</u>	<u>\$ 1,152,364</u>
Total for 2008	<u>\$ 35,188</u>	<u>\$ 20,765</u>	<u>\$ 5,445</u>	<u>\$ 1,043,572</u>	<u>\$ 1,104,970</u>

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### 12. OPERATING FUNDS, RESERVES AND SURPLUS

Appropriated amounts represent monies set aside to complete projects and programs approved in prior years. Unappropriated amounts can be used for future operating and capital expenses, and interest revenue earned on these monies is used to help fund annual operating costs.

	<u>2009</u>	<u>2008</u>
<b>Appropriated surplus for operations</b>		
General Operating Fund		
Landfill - closure and restoration	\$ 6,404	\$ 6,292
Landfill - loans to General Capital Fund	(3,175)	(3,175)
Gravel land restoration	358	385
Civic facility	808	641
RCMP building	3,964	-
Museum	288	257
Airport	45	(42)
Other projects and programs	7,151	15,336
	<u>\$ 15,843</u>	<u>\$ 19,694</u>
Parks Operating Fund		
Neighborhood Parkland	76	-
Yorkson Greenway Amenity	2,009	-
Park Operating Fund	45	-
Total Park Operating Fund	<u>2,130</u>	<u>-</u>
Transportation Operating Fund		
Public works equipment replacement	2,264	2,637
Transportation Operating Fund	368	-
Total Transportation Operating Fund	<u>2,632</u>	<u>2,637</u>
Water Operating Fund	277	300
Sewer Operating Fund	167	188
Solid Waste Fund	50	54
Stormwater Operating Fund	159	33
<b>Total appropriated surplus</b>	<u>\$ 21,258</u>	<u>\$ 22,906</u>
<b>Unappropriated Surplus</b>		
General Operating Fund	\$ 4,199	\$ 4,079
Parks Operating Fund	(108)	-
Transportation Fund	307	-
Water Operating Fund	8,031	4,908
Sewer Operating Fund	2,653	1,145
Stormwater Operating Fund	1,691	966
Solid Waste Operating Fund	633	1,184
<b>Total unappropriated surplus</b>	<u>\$ 17,406</u>	<u>\$ 12,282</u>
<b>Total appropriated and unappropriated surplus</b>	<u>\$ 38,664</u>	<u>\$ 35,188</u>

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### 13. CAPITAL FUNDS, RESERVES AND SURPLUS

Appropriated amounts represent monies set aside to complete capital projects. Unappropriated amounts are available for future capital projects and consist of amounts transferred from Operating Funds and other accumulated amounts including interest income, unexpended borrowing proceeds, and revenue from the sale of capital assets.

	<u>2009</u>	<u>2008</u>
<b>Appropriated for capital projects</b>		
General Capital	\$ 3,849	\$ 3,296
Internal Loan to Airport	-	(42)
General Capital Muesum	-	257
Parks Capital	1,168	-
Transportation Capital	4,301	-
Stormwater Capital	118	(36)
Water Capital	5,853	6,741
Sewer Capital	3,720	5,746
	<u>\$ 19,009</u>	<u>\$ 15,962</u>
<b>Unappropriated</b>		
General Capital	\$ 3,762	\$ 2,120
Parks Capital	(22)	-
Transportation Capital	724	-
Water Capital	345	1,086
Sewer Capital	1,350	1,212
Stormwater Capital	394	385
	<u>\$ 6,553</u>	<u>\$ 4,803</u>
<b>Total appropriated and unappropriated</b>	<u>\$ 25,562</u>	<u>\$ 20,765</u>

### 14. STATUTORY RESERVE FUNDS

The capital reserve funds are used for the replacement or improvement of capital assets. The Local Area Service Reserve Fund is used to fund the upfront costs of capital improvement projects initiated by property owners, and is repayable with interest by the property owners.

	<u>2009</u>	<u>2008</u>
General Capital	\$ 2,262	\$ 2,171
Stormwater Capital	554	542
Sewer Capital	3,813	7,126
Water Capital	1,242	1,250
Fire Equipment Capital	1,018	691
Land Reserve - surplus (deficit)	(12,099)	(14,597)
Off Street Parking	2	2
Tax Sale land	209	205
Local Area Service	6,389	7,859
Debt Retirement	201	196
	<u>\$ 3,591</u>	<u>\$ 5,445</u>

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

	<u>2009</u>		<u>2008</u>
Reserve funds, beginning of year	\$ 5,445	\$	28,491
Contributions	101		2,075
Interest	758		975
Used for capital and operating expenses	<u>(2,713)</u>		<u>(26,096)</u>
<b>Reserve funds, end of year</b>	<b>\$ <u>3,591</u></b>	<b>\$</b>	<b><u>5,445</u></b>

### 15. INVESTMENT IN TANGIBLE CAPITAL ASSETS

Investment in tangible capital assets represents the recorded cost of capital assets less the outstanding amount of any related long-term debt.

	<u>2009</u>		2008 (Restated)
<b>Balance, beginning of year</b>	<b>\$ 1,043,572</b>	<b>\$</b>	632,123
Less: Capital assets as previously stated	-		(658,968)
Net book value of tangible capital assets, open balance	-		1,003,076
Asset additions	81,811		88,975
Proceeds on disposal	(1,265)		(1,305)
Liability incurred	(19,500)		-
Gain/(Loss) on disposal of assets	17		1,128
Amortization Expense	(24,308)		(23,252)
Long-term debt/agreements issued			(1,300)
Long-term debt/agreements retired	<u>4,220</u>		<u>3,095</u>
<b>Balance, end of year</b>	<b>\$ <u>1,084,547</u></b>	<b>\$</b>	<b><u>1,043,572</u></b>

### 16. CONTINGENCIES AND COMMITMENTS

a) The loan agreements with the Greater Vancouver Regional District provide that if at any time the scheduled payments provided for in the agreements are not sufficient to meet the MFA's obligations in respect of such borrowing, the resulting deficiency becomes the joint and several liability of the Township and all other participants of the MFA.

b) Various lawsuits and claims are pending against the Township. Applicable insured claims have been referred to the Township's insurers. Management believes that the resolution of the insured and non-insured claims will not materially affect the financial position of the Township. Subsequent to December 31, 2009 the

Township entered into several settlement agreements arising from prior year outstanding claims.

c) The Township has significant future contractual commitments for capital acquisitions and completion of capital construction projects that are in progress. The Township records the capital costs incurred to the end of the year as tangible capital assets. In order to provide for the completion of the capital projects in progress, unexpended money is set aside as a capital appropriation (Note 15).

d) The Township has entered into various agreements and contracts with other governments and businesses

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

d) The Township has entered into various agreements and contracts with other governments and businesses that extend beyond one year for the provision of operating services and supplies, and for facility rentals. The agreements and contracts may provide for annual increases, or for additional payments that may arise due to usage levels or other factors. The Township's five-year financial plan, updated and adopted annually by bylaw following public consultation, provides approximately \$34 million annually for these obligations. The services provided include policing, fire dispatch, emergency communications, library, animal protection and control, sewage disposal, solid waste and recycling, arena operations, planted area maintenance, tourism, economic development, airport management, photocopying, environmental, emergency preparedness and educational and Langley Events Centre operations management. Facility rentals are mainly for library and community policing purposes.

e) The Township as a member of the Greater Vancouver Water District, the Greater Vancouver Sewerage and Drainage District, and the Greater Vancouver Regional District is directly, jointly and severally liable with the other member municipalities for the net capital liabilities of those authorities.

f) The Township is a shareholder of the Emergency Communications for Southwest British Columbia Incorporated (E-Comm) and holds restricted Class B voting shares. The Township receives services for the regional 9-1-1 call centre for Greater Vancouver Regional District. The Township has three Class B shares (a total of 24 Class A shares and 24 Class B shares issued and outstanding as at December 31, 2009). Class B shares secures the Township's future access to the Wide Area Radio network from E-Comm. Class B shareholders are not required to cover E-Comm's financial obligations.

### 17. COLLECTIONS FOR OTHER GOVERNMENTS

The Township has collected and remitted the following amounts on behalf of other government organizations. These amounts are not included in the financial statements.

	<u>2009</u>		<u>2008</u>
School District #35	\$ 56,172	\$	55,612
Municipal Finance Authority	3		4
B.C. Assessment Authority	1,761		1,666
Greater Vancouver Regional District	1,658		1,623
Greater Vancouver Transit Authority	<u>12,175</u>		<u>11,382</u>
	<u>\$ 71,769</u>	\$	<u>70,287</u>

### 18. MUNICIPAL PENSION PLAN

The Township and its employees contribute to the Municipal Pension Plan (the plan), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The plan has about 158,000 active members and approximately 57,000 retired members. Active members include approximately 33,000 contributors from local governments.

Every three years an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The most recent valuation as at December 31, 2006 indicated a surplus of \$438 million for basic pension benefits. The next valuation will be as at December 31, 2009 with results available in 2010. The actuary does not attribute portions of the unfunded liability to individual employers.

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### 19. POST EMPLOYMENT BENEFITS LIABILITY

The Township provides a benefit to its employees upon retirement. Those eligible employees who retire from service with the Township at the age of 65 shall be paid all their sick leave credit to a maximum of 75 days multiplied by the daily rate of pay at retirement. Employees who retire before the age of 65 shall have their benefit factored by the percentage of full pension awarded by the Municipal Superannuation Commission.

In 2009 the Township contributed \$367 (2008 - \$499) to the liability account, and the Township paid out \$132 (2008 - \$212) to employees from the liability account.

	<u>2009</u>	<u>2008</u>
Accrued benefit obligation, beginning of year	\$ 2,560	\$ 2,475
Current service cost	209	141
Interest cost	133	115
Plan Amendment	-	55
Long Term Disability Expense	82	145
Benefits paid	(186)	(183)
Actuarial loss (gain)	10	(188)
Accrued benefit obligation, end of year	<u>2,808</u>	<u>2,560</u>
Unamortized gain (loss)	<u>86</u>	<u>99</u>
	<u>\$ 2,894</u>	<u>\$ 2,659</u>

The actuarial loss will be amortized over a period of eleven years which is equal to the employee's average remaining service lifetime.

The liability is recorded as part of accounts payable and accrued liabilities on the statement of financial position. The Township's accrued liability is supported by a report from an independent actuarial consulting firm. Their report is based on standard assumptions concerning salary scales, mortality rates, retirement age, and withdrawal rates, and the following rates:

	<u>2009</u>	<u>2008</u>
Discount rate	5.00%	5.25%
Expected future inflation rate	3.50%	3.50%
Expected wage and salary inflation	3.50%	3.50%
Expected wage and salary increases	3.50% - 5.00%	3.50% - 5.00%

### 20. SIGNIFICANT TAXPAYERS

The Township has a diverse residential, commercial, industrial and agricultural property tax base and is not significantly reliant upon the property tax revenue from any large taxpayers.

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### 21. TRUST FUNDS

The Cemetery Care Trust Fund must be administered in accordance with the Cemetery and Funeral Services Act. In accordance with Public Sector Accounting Board recommendations trust funds are not included in the Township's Financial Statements.

	<u>2009</u>	<u>2008</u>
<b>Assets</b>		
Cash and investments	\$ 1,158	\$ 1,063
Accrued interest receivable	<u>3</u>	<u>7</u>
	<u>\$ 1,161</u>	<u>\$ 1,070</u>
<b>Equity</b>		
Balance, beginning of year	\$ 1,070	\$ 985
Contributions	54	45
Interest revenue	<u>37</u>	<u>40</u>
Balance, end of year	<u>\$ 1,161</u>	<u>\$ 1,070</u>

### 22. SEGMENTED INFORMATION

The Township of Langley is a diversified municipal government that provides a wide range of services to its citizens, including Protection Services; Recreation, Culture and Parks Services; General Government Services; Public Works Services; Solid Waste Management Services; Planning and Development Services; Water, Sewer and Drainage Services. For management reporting purposes the Government's operations and activities are organized and reported by service areas. Service areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations.

Township services are provided by departments and their activities are reported in these Service Areas. Departments disclosed in the Segmented Information, along with the services they provide, are as follows:

#### General Government

General Government Services includes Corporate Administration, Legislative Services, Human Resources, and Finance. Corporate Administration is responsible for carrying out the direction, policies and priorities set by Council and for providing recommendations to Council consistent with the needs of the community. Legislative Services department provides a secretariat for Council and its Committees. Human Resources provide assistance, advice and guidance to both managers and employees in fulfilling roles and achieving and

accomplishing their goals. The Finance Division manages the Township's financial resources and provides expert financial information, advice and services while complying with the Community Charter and other legislated services.

#### Protective Services

Protective Services includes the RCMP and Fire Departments. The RCMP protects and serves the citizens of Langley through the prevention and reduction of crime in partnership with the community. The Fire Department operates through 7 fire halls located throughout the Township. Services are delivered through four main branches of the Fire Service. Professional expertise is provided in the area of fire prevention, emergency operations, fire safety, emergency planning and bylaw enforcement.

#### Community Development

The Community Development Division provides Council, internal divisions and the general public with professional advice on community planning and development issues.

#### Recreation, Culture, and Parks

Recreation, Culture, and Parks is responsible for the management and provision of leisure services within the Township.

## Notes to the Financial Statements

For the year ended December 31, 2009 (in thousands of dollars)

### Engineering

The Engineering Division delivers municipal transportation, water, sewer, solid waste and storm water services. Transportation manages Traffic and Transportation systems to ensure safe, efficient mobility for pedestrians, cyclists and

vehicles. The Water, Sewer and Drainage Utilities operate and distribute water and network sewer mains, storm sewers and pump stations. Solid Waste includes waste management including recycling, collection, and disposal.

### 23. COMPARATIVE FIGURES

Certain of the 2008 figures may have been reclassified to conform to the 2009 financial statement presentation

### 24. BUDGET DATA

The unaudited budget data presented in these consolidated financial statements is based upon the 2009 operating and capital budgets approved by Council on April 20, 2009. Amortization was not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

	<b>2009 Budget (unaudited)</b>
<b>Revenues</b>	
Operating Budget Bylaw	\$ 153,277
Capital Budget Bylaw	230,845
Less	
Transfer from other funds	(92,597)
Proceeds from new debt	(32,414)
<b>Total Revenue</b>	<b>\$ <u><u>259,111</u></u></b>
<b>Expenses</b>	
Operating Budget Bylaw	\$ 153,277
Capital Budget Bylaw	230,845
Less	
Transfer from other funds	(22,120)
Capital expenditures	(225,625)
Debt principal payments	(2,806)
<b>Total Expenses</b>	<b>\$ <u><u>133,571</u></u></b>
<b>Annual Surplus</b>	<b>\$ <u><u>125,540</u></u></b>

## Auditors' Report on Supplementary Information to the Mayor and Council

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Chartered Accountants  
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Canada

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Fax (604) 527-3636  
Internet [www.kpmg.ca](http://www.kpmg.ca)

### **AUDITORS' REPORT ON SUPPLEMENTARY INFORMATION TO THE MAYOR AND COUNCIL**

We have audited and reported separately herein on the consolidated financial statements of the Corporation of the Township of Langley (the "Township") as at and for the year ended December 31, 2009 in accordance with Canadian generally accepted auditing standards.

Our audit was conducted for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole in accordance with Canadian generally accepted accounting principles. The current year's supplementary information included in Schedules 1 through 3 is presented for purposes of additional analysis and is not a required part of the basic consolidated financial statements. Such supplementary information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the consolidated financial statements taken as a whole.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, slightly slanted style and is underlined with a single horizontal stroke.

Chartered Accountants

Burnaby, Canada

May 7, 2010

2009  
Schedules

## Schedule 1

## Langley Facilities Society

## Statement of Financial Activities

For the year ended December 31, 2009 (in thousands of dollars)

	<u>2009</u>	<u>2008</u>
<b>REVENUE</b>		
Contribution from the Township of Langley	\$ <u>2,137</u>	\$ <u>-</u>
Total operating revenue	\$ <u><u>2,137</u></u>	\$ <u><u>-</u></u>
<b>EXPENSES</b>		
Contracted Services	1,883	-
Utilities	175	-
Legal Fees	<u>79</u>	-
Total operating expenditure	\$ <u><u>2,137</u></u>	\$ <u><u>-</u></u>

## Schedule 2

## Debt

As at December 31, 2009 (in thousands of dollars)

## MFA DEBT

Bylaw	Date of Issue	Issued by	Purpose	Rate	Maturity
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## DEBENTURE DEBT

## STORMWATER

3420	April 24, 1997	MFA	Drainage	4.55%	April 24, 2017
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## WATER

2934	May 8, 1991	MFA	G.V.R.D. Water Supply	4.75%	May 8, 2011
3950	November 7, 2000	MFA	Langley Water Utility	6.36%	November 7, 2020

## GENERAL

4455	November 2, 2007	MFA	Land Acquisition	5.00%	December 1, 2027
4556	November 2, 2007	MFA	Land Acquisition	4.82%	December 1, 2027

## PROPERTY ACQUISITION AGREEMENTS

## GENERAL CAPITAL FUND

April 21, 2005	Land Acquisition	0.00%	March 30, 2009
* January 3, 2006	Land Acquisition	see note	January 3, 2026
** November 21, 2006	Land Acquisition	6.00%	see comment
December 3, 2007	Land Acquisition	0.00%	April 1, 2010
February 28, 2008	Land Acquisition	0.00%	February 28, 2012

The Township issues long-term debenture debt instruments through the Municipal Finance Authority (Note 10) pursuant to security issuing bylaws.

\*Under this agreement, the vendors retained the right to operate the Redwoods Golf Course for 20 years and 16 years remain. Interest rates on related debt are approximately 4 to 6%.

\*\*Under this agreement, the Township has the option of deciding when to pay off the balance of the price loaned by the vendor.

## Schedule 2 cont'd

## Debt

As at December 31, 2009 (in thousands of dollars)

Gross Debt Outstanding	Estimated Sinking Fund Reserve	Net Debt 2009	Estimated Net Sinking Fund Earnings 2009	Principal Repayments 2009	Interest Expense 2009	Net Debt 2008
\$ 1,675	\$ 807	\$ 868	\$ 36	\$ 51	\$ 76	\$ 955
3,624	3,084	540	142	110	172	792
1,200	400	800	17	36	76	853
4,824	3,484	1,340	159	146	248	1,645
3,250	223	3,027	4	109	157	3,141
11,000	753	10,247	15	369	531	10,631
14,250	976	13,274	19	478	688	13,772
-	-	-	-	300	-	300
2,086	-	2,086	2	149	-	2,237
2,090	-	2,090	-	1,251	-	3,341
437	-	437	-	1,363	-	1,800
735	-	735	-	265	-	1,000
5,348	-	5,348	2	3,328	-	8,678
\$ 26,097	\$ 5,267	\$ 20,830	\$ 216	\$ 4,003	\$ 1,012	\$ 25,050

Estimated principal and interest requirements for the next five years are as follows:

Year	Principal	Interest	Total
2010	\$ 1,499	\$ 1,002	\$ 2,501
2011	3,163	923	4,086
2012	959	844	1,803
2013	706	852	1,558
2014	703	859	1,562
Thereafter	13,800		
	\$ 20,830		

## Schedule 3

Langley Centennial Museum  
Statement of Financial Activities

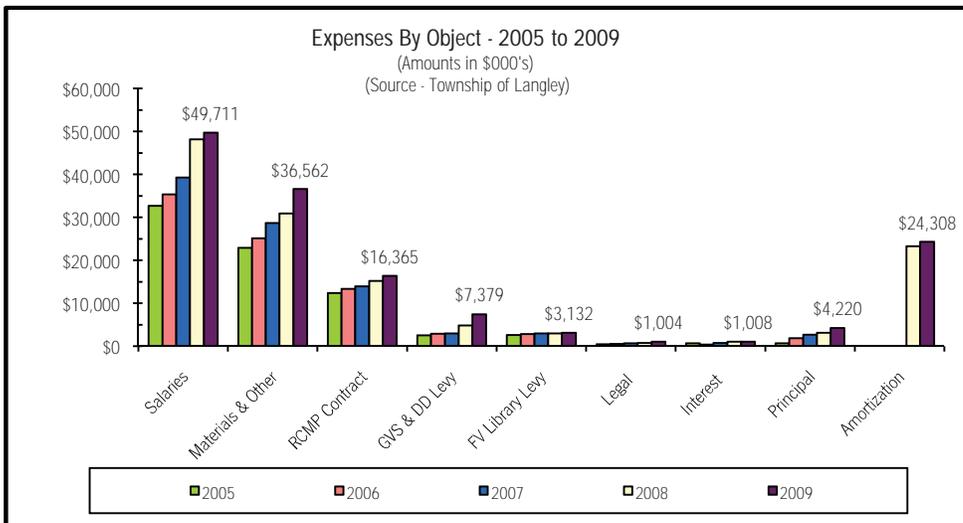
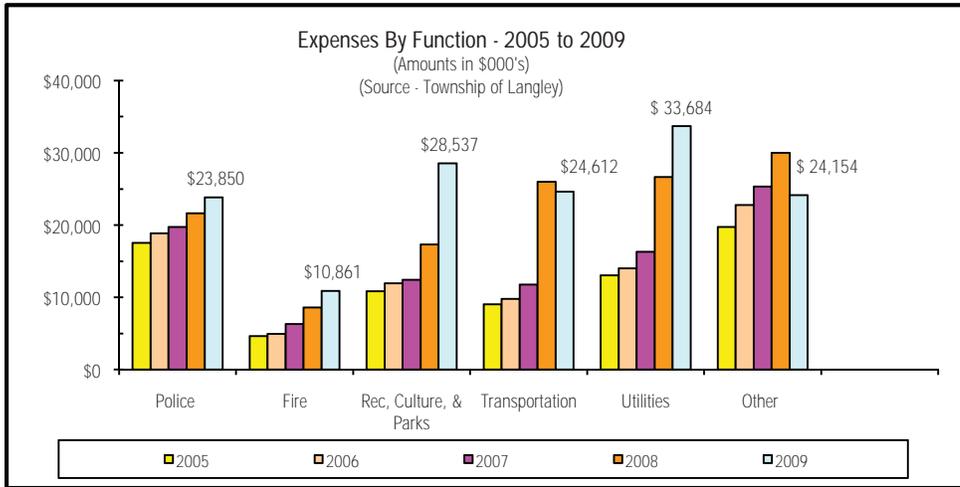
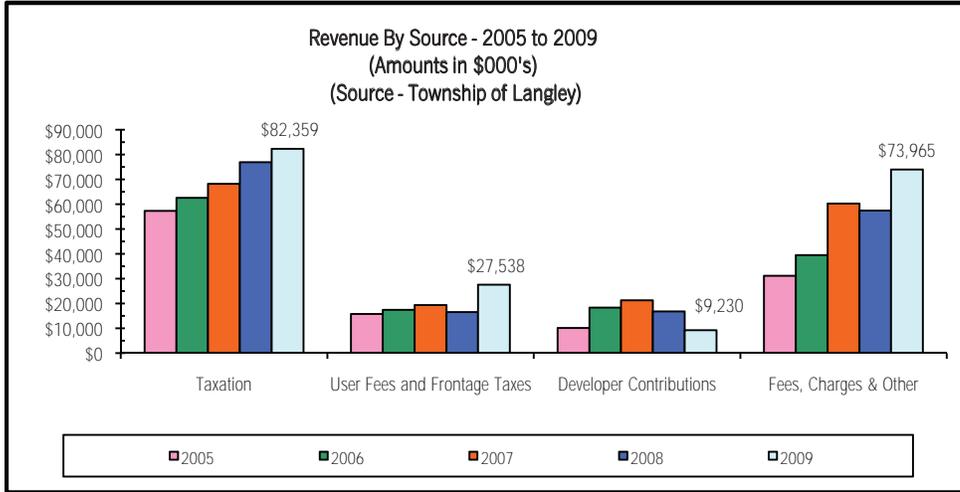
For the year ended December 31, 2009 (in thousands of dollars)

	<u>2009</u>	<u>2008</u>
<b>REVENUE</b>		
Donations, sales and programs	\$ 105	\$ 84
Cultural services grant	47	46
Transfer from Museum Reserve	2	18
Transfer from capital surplus	9	7
Federal grants - other	12	33
Provincial grants	15	10
Other grants	-	11
Township of Langley funding	500	665
	<u>\$ 691</u>	<u>\$ 874</u>
<b>EXPENSE</b>		
Advertising	\$ 12	\$ 37
Building maintenance	21	23
Grounds maintenance	3	5
Insurance	5	11
Utilities	14	13
Office supplies and sundry	13	14
Telephone and internet	7	7
Travel	3	4
Salaries and benefits	449	507
Exhibit maintenance	53	130
Program and Events	63	63
Purchases for resale	15	20
Artifact additions	-	2
Amortization expense	5	5
Total operating expense	<u>664</u>	<u>841</u>
Transfer to Museum Reserve	<u>26</u>	<u>33</u>
	<u>\$ 691</u>	<u>\$ 874</u>
<b>MUSEUM RESERVE</b>		
Balance, beginning of year	\$ 257	\$ 242
Contribution from Museum operations	33	33
Operating expense funded by the Reserve Fund	(2)	(12)
Capital expenditure funded by the Reserve Fund	<u>(0)</u>	<u>(6)</u>
Balance, end of year (Note 13)	<u>\$ 288</u>	<u>\$ 257</u>

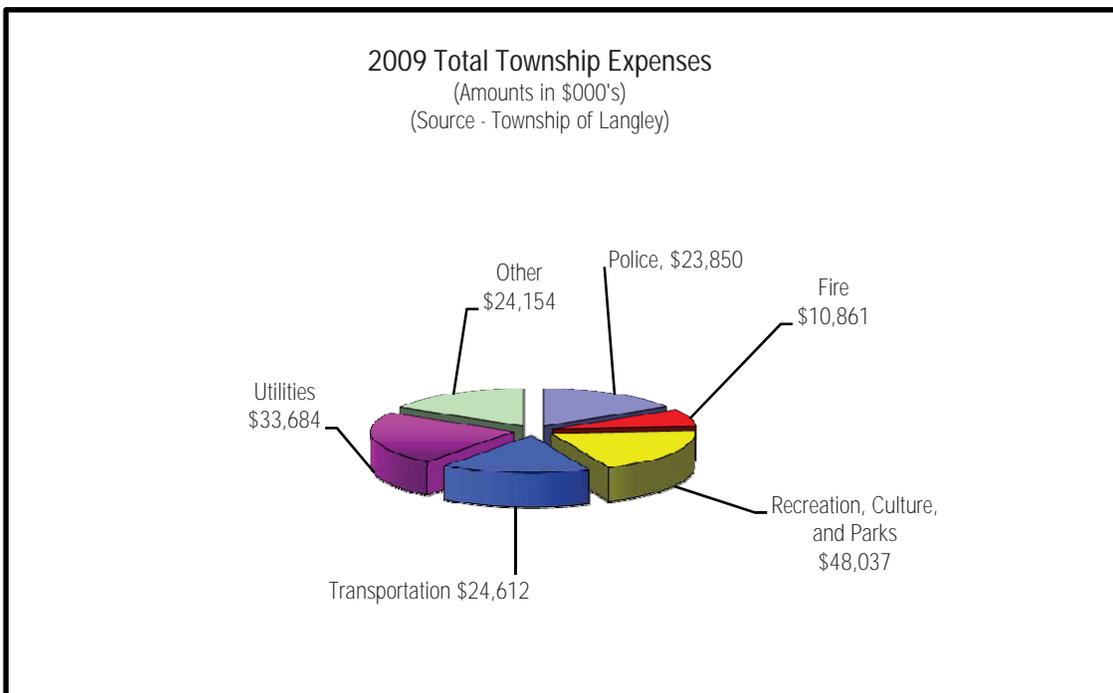
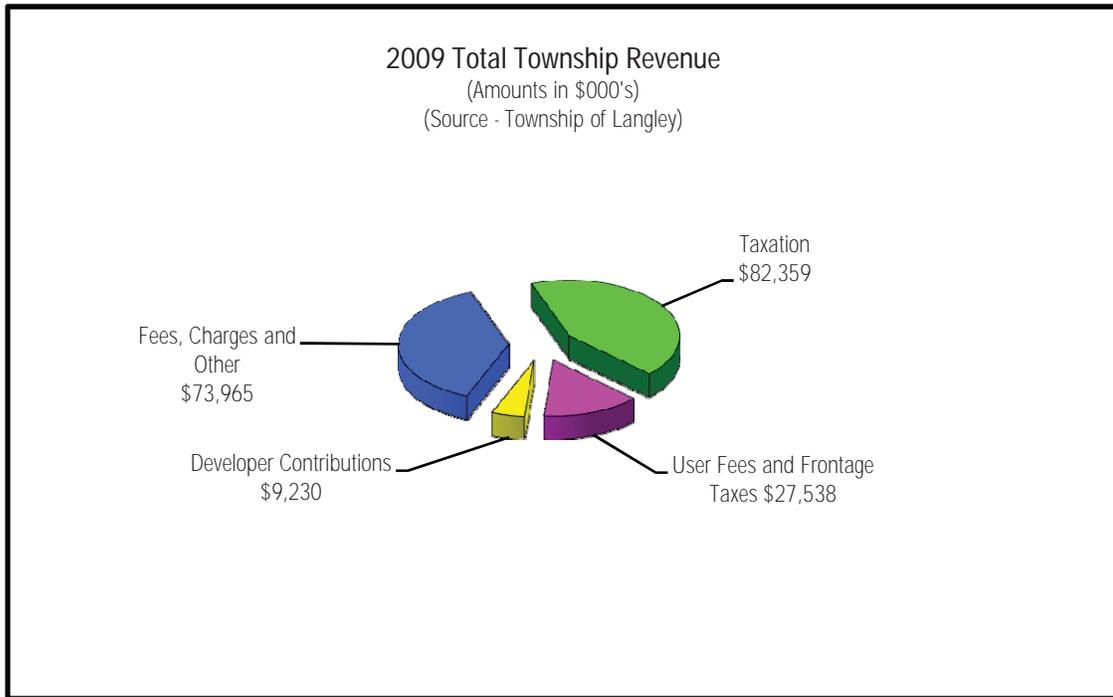
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# Statistical Information

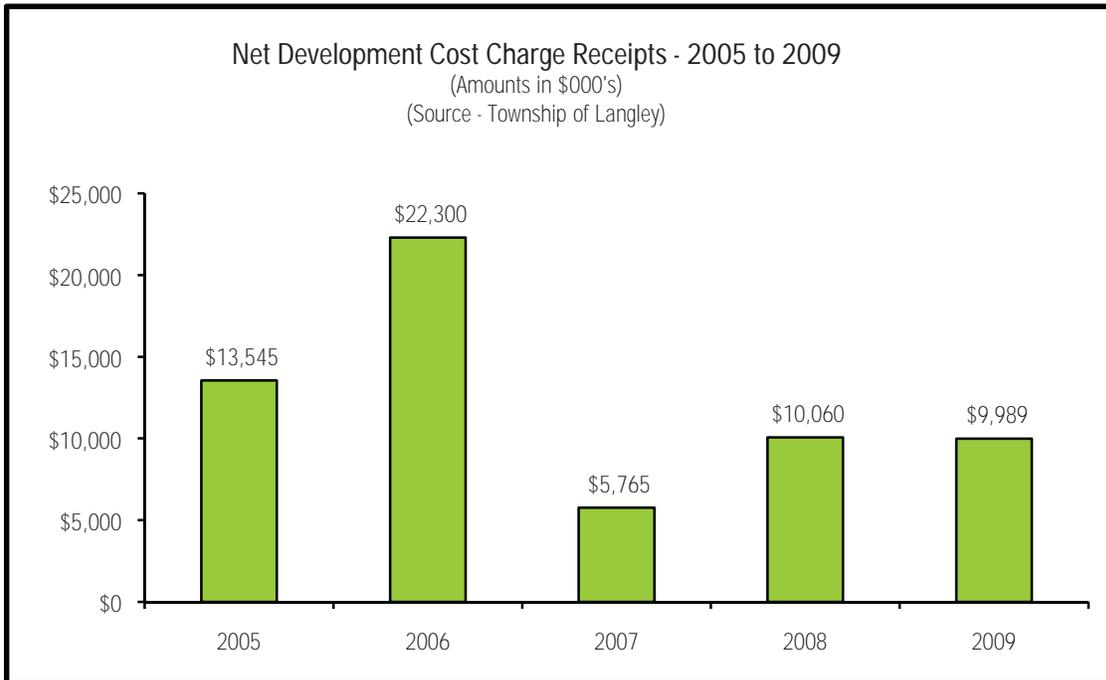
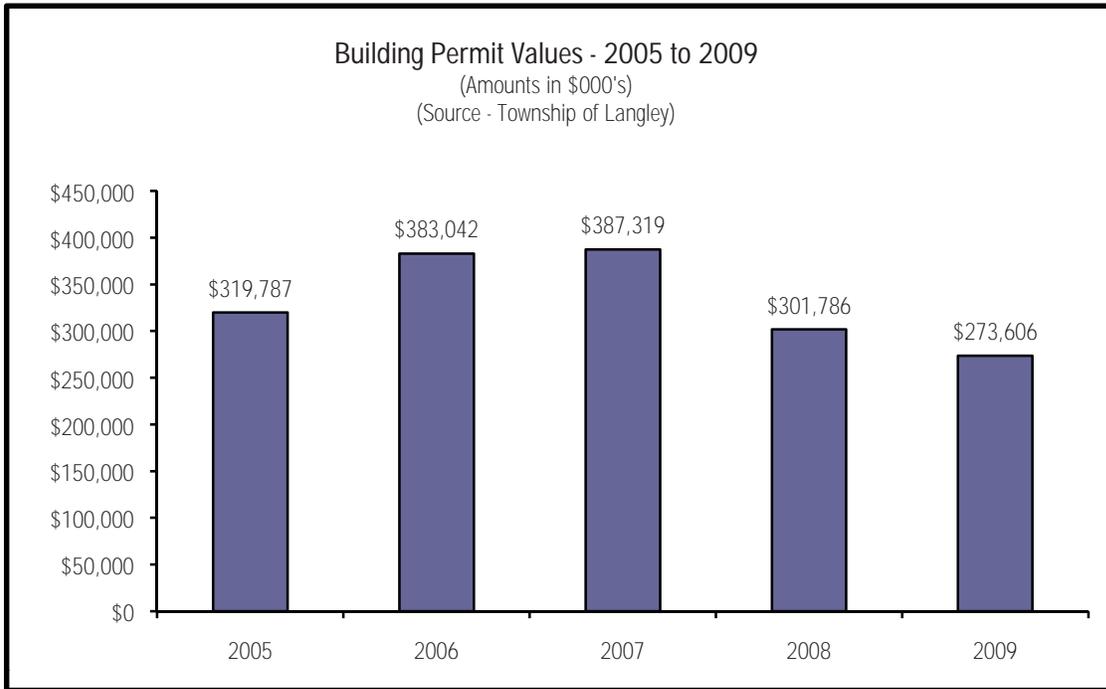
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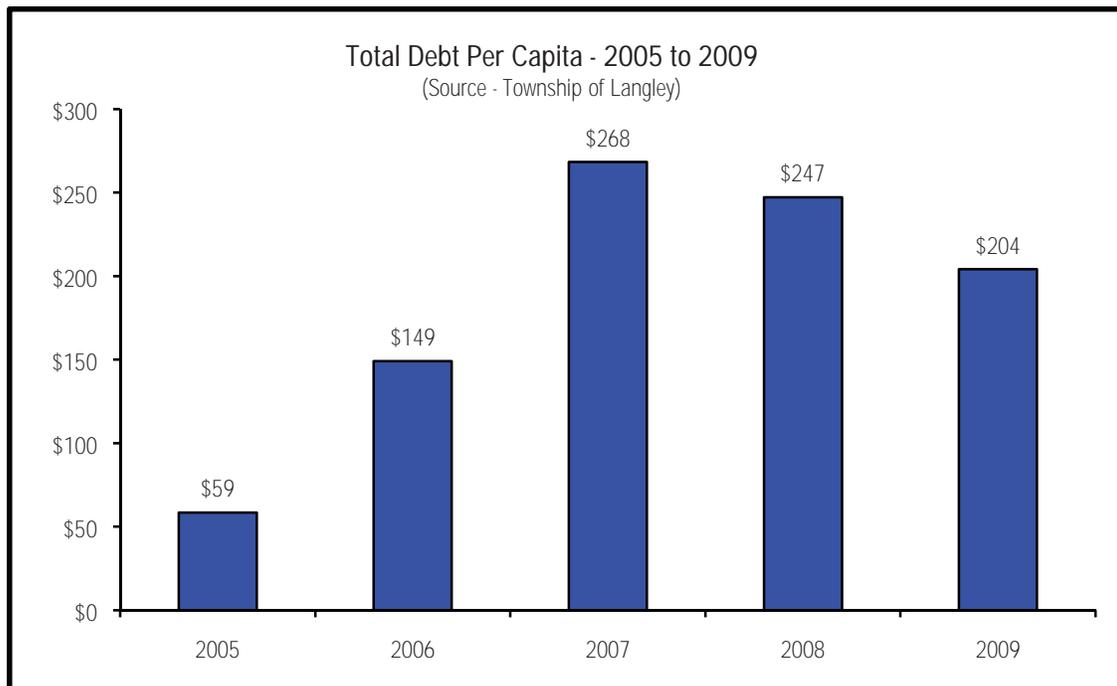
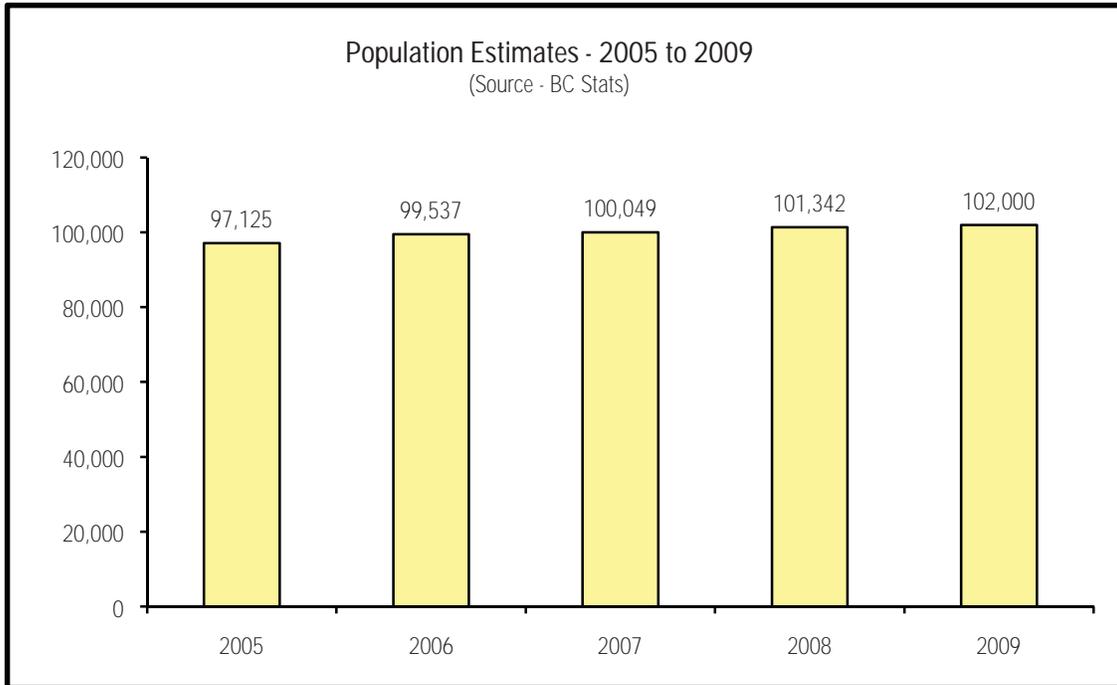
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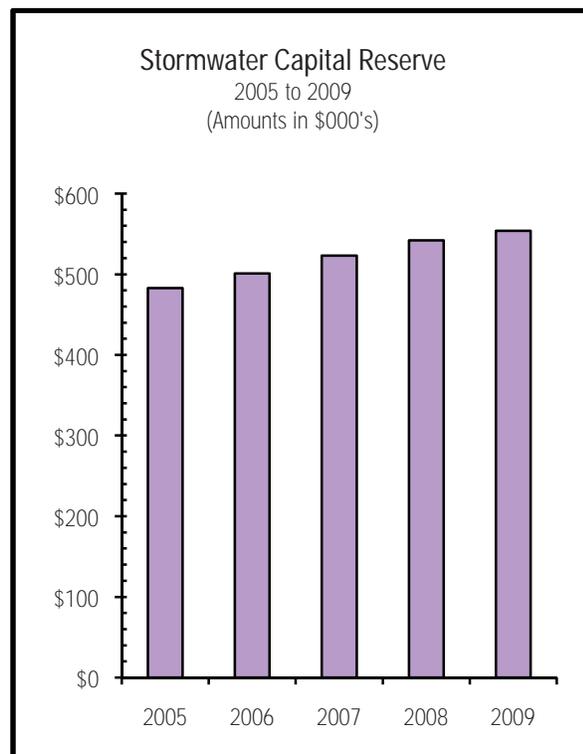
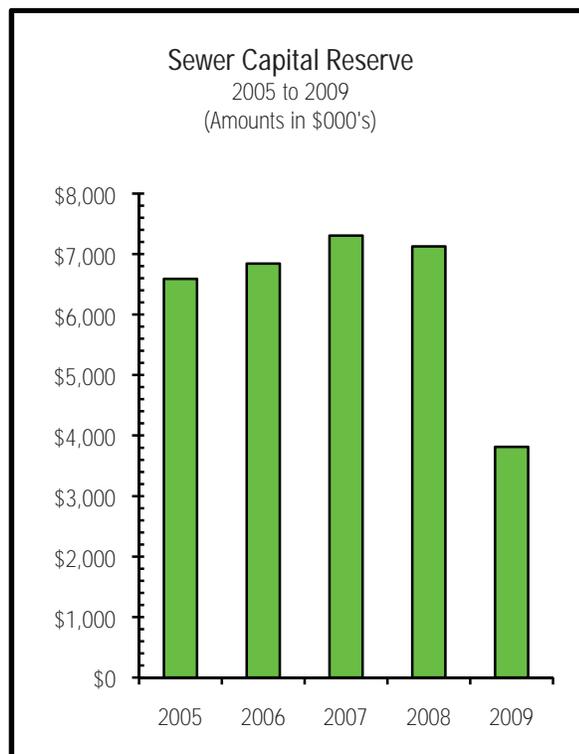
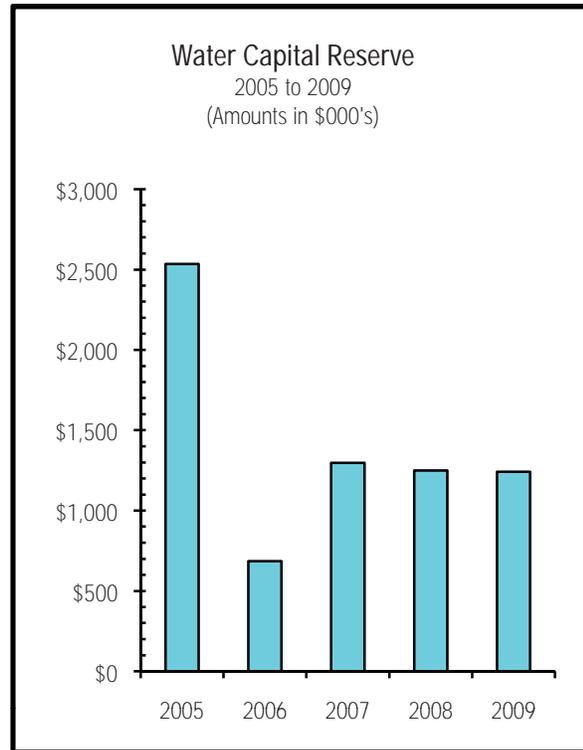
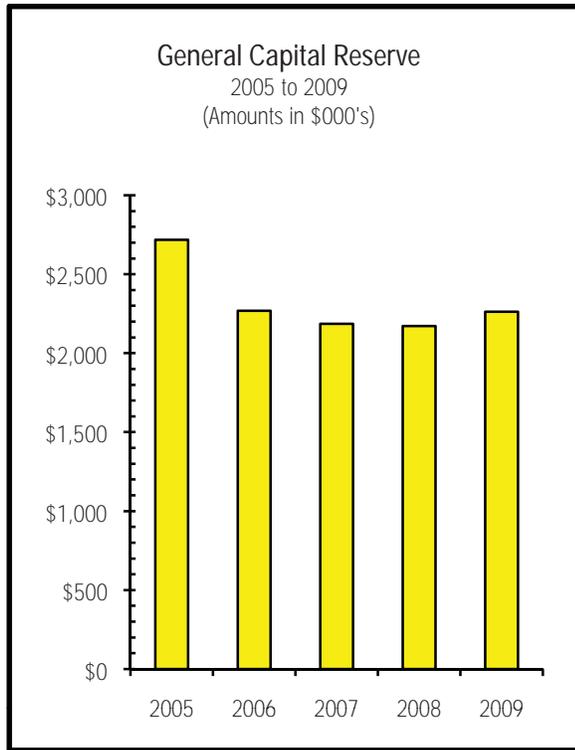
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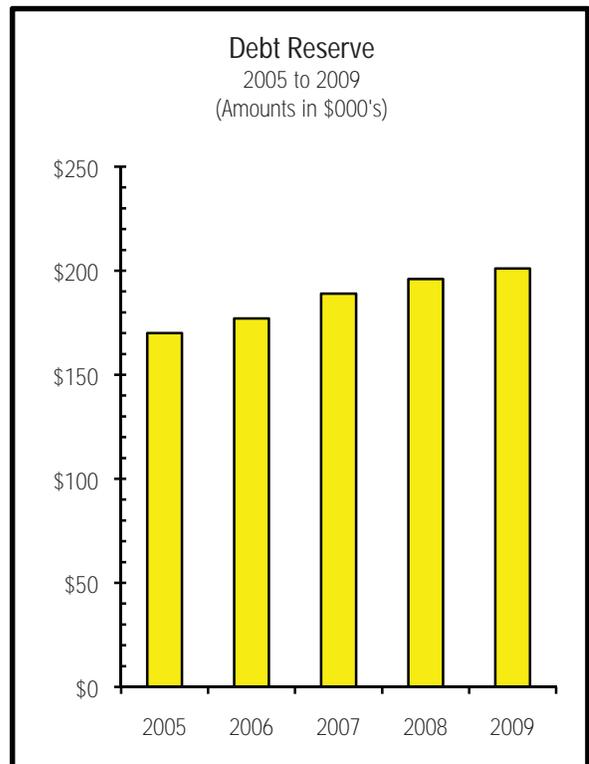
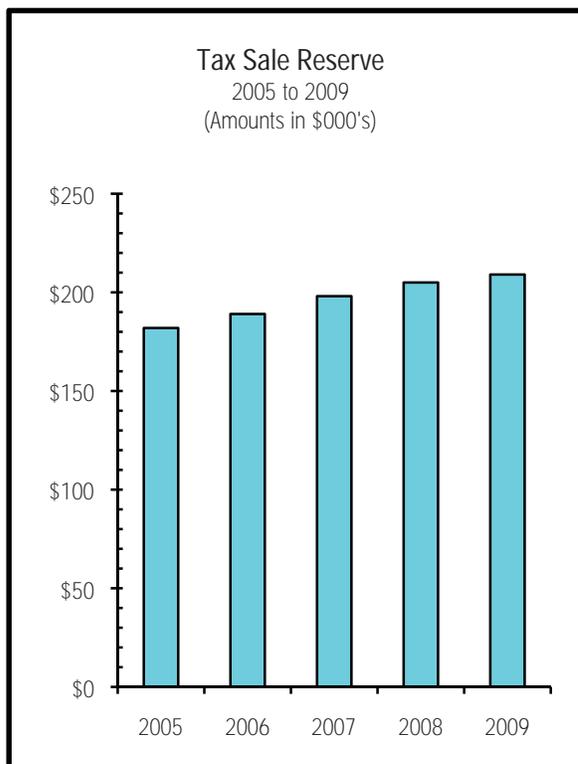
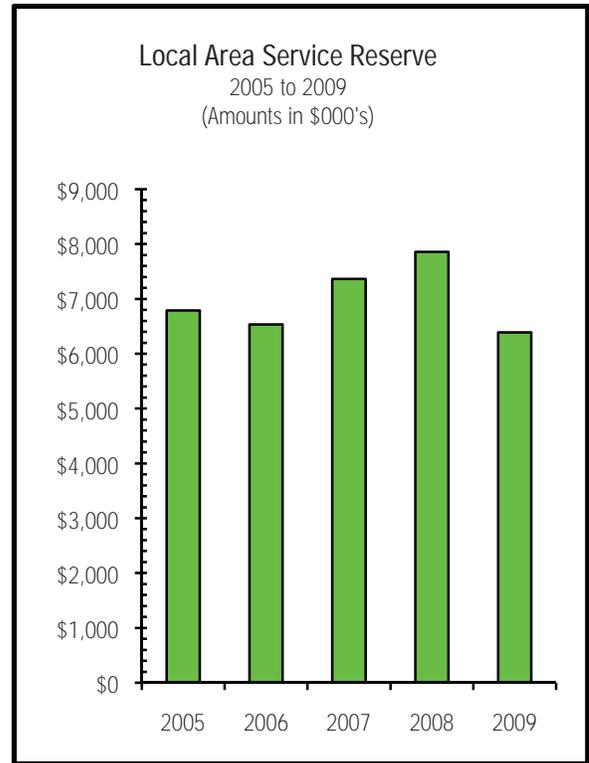
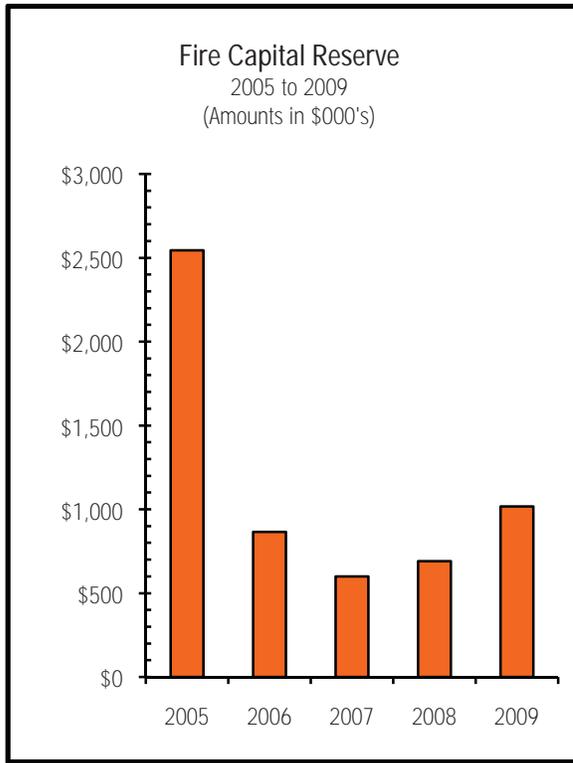
Statistical Information



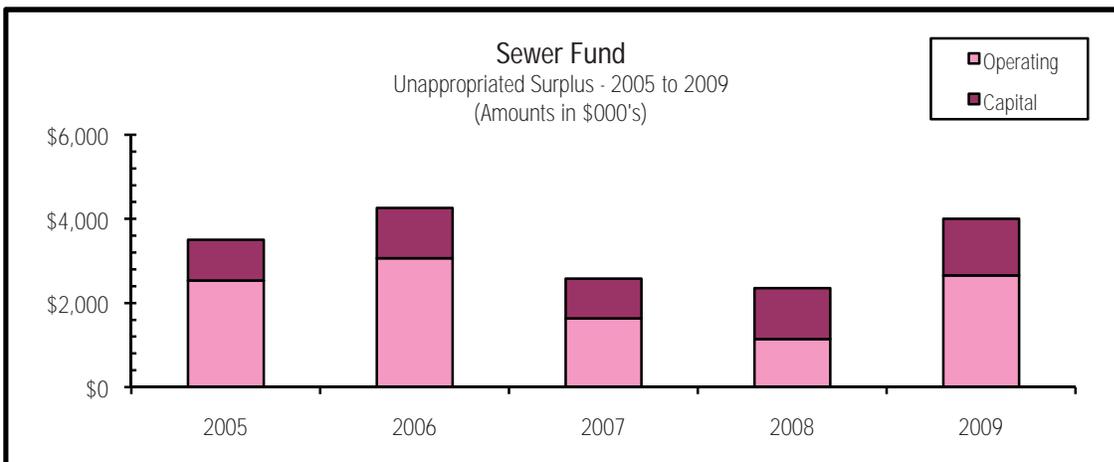
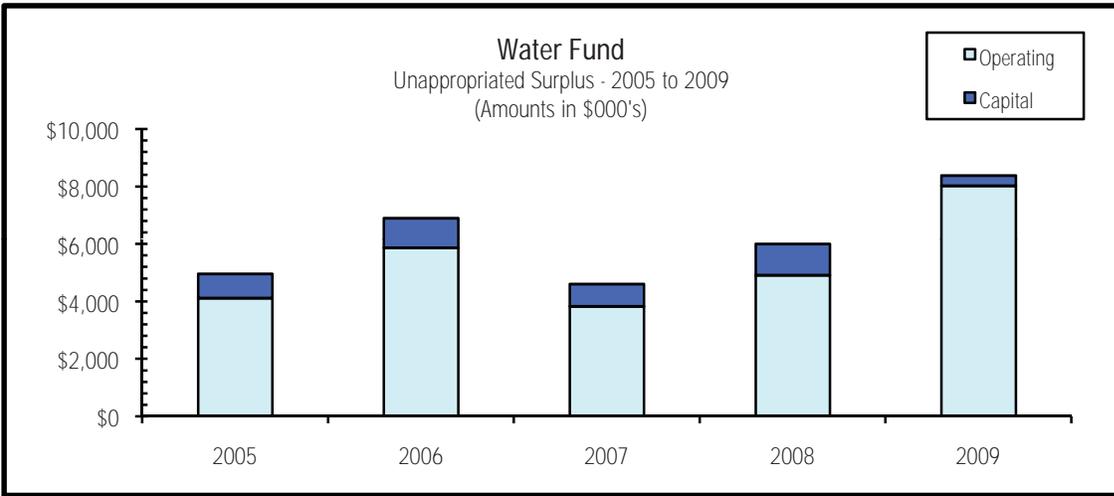
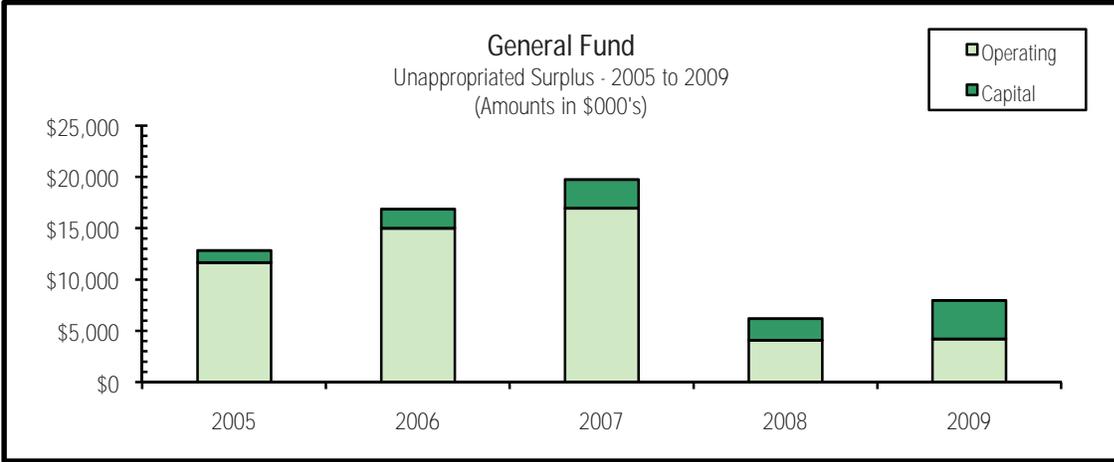
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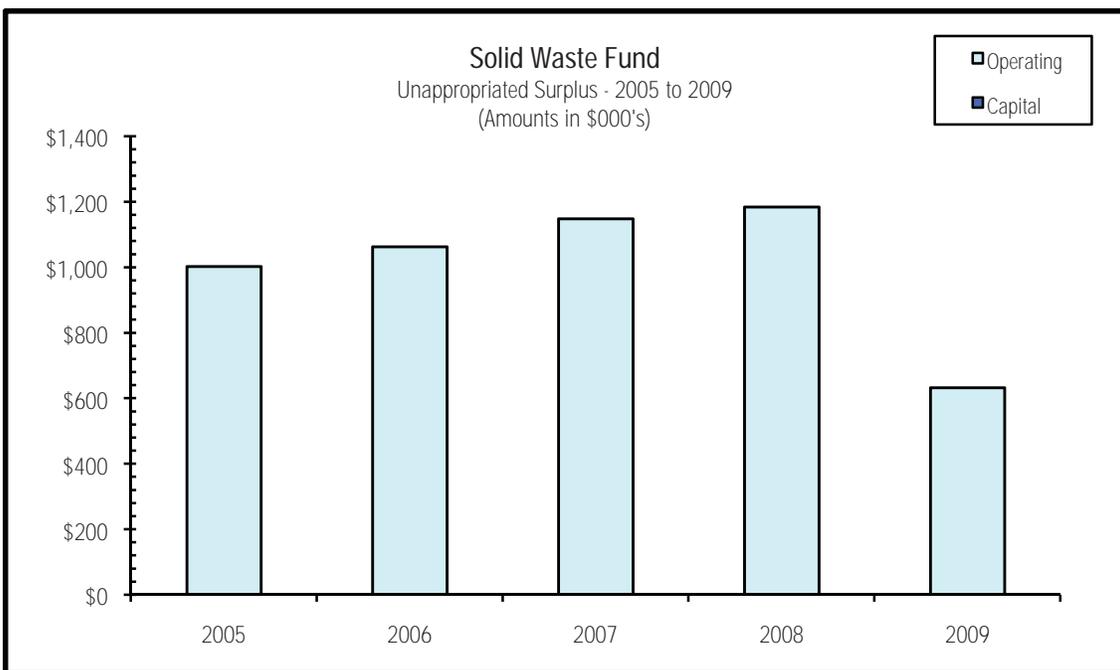
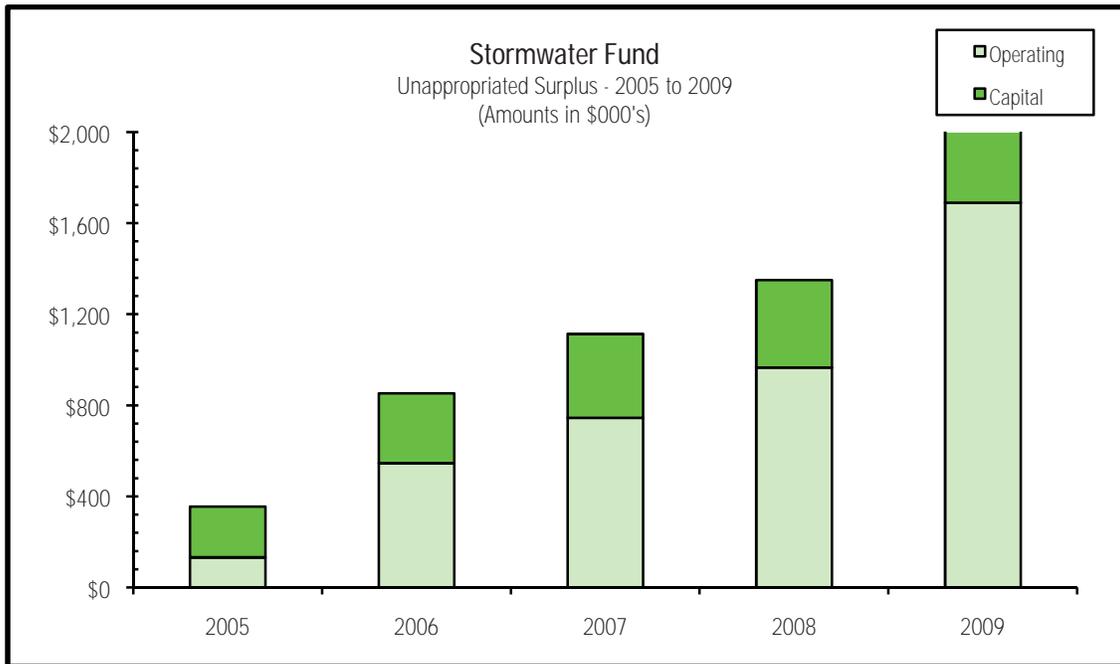
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Statistical Information



Statistical Information



2009

# Property Tax Exemptions

## 2009 Property Tax Exemptions

Under the Community Charter, certain properties are statutorily exempt from municipal property taxes, including provincial, municipal, first nations, hospital, school, religious, and parts of farm properties. However, if these properties are leased out for other purposes, the properties become taxable. Township Council cannot provide tax exemptions to businesses.

The Community Charter also allows the Township Council to provide permissive property tax exemptions to non-profit organizations that meet service objectives of the Township. If a township property is leased to a non-profit organization, the property tax status changes from exempt to taxable. The Council may then provide an exemption to the non-profit organization for the value of the resulting property taxes. The values of all the 2009 permissive tax exemptions are listed below.

Roll #	Legal Description	Estimated Municipal Tax Value
0026711112	Fernridge Community Hall Society Pt. 90' x 121', SE1/4, Sec. 15, Twp. 7, LS 16, NWD	1,148.82
0162811114	Willoughby Community Hall Society Lot A(5067), SW1/4, Sec. 25, Twp. 8, Pl.1137, S & E. Sk. 9716, NWD	1,218.58
0386211115	Murrayville Community Memorial Hall Association Pt. .21 Ac., SW1/4, Sec. 6, Twp. 11, Sk. 96, NWD	1,441.86
0386311114	Murrayville Community Memorial Hall Association W1/2 of Lot 2, SW1/4, Sec. 6, Twp. 11, Pl. 2393, NWD	790.98
0453111114	Harmsworth Community Association Pt. 2 Ac., NW1/4, Sec. 16, Twp. 11, Pl. 109278F Ex.F/W Pl. 28861, NWD	1,471.93
0571511119	Fort Langley Community Improvement Society Pt. 1.012 Ac., DL 79, Gp. 2, Sk. 12854, NWD	5,148.68
0072011006	Brookwood Senior Citizens Society Pcl "A" EP17083. Plan 1482 Part NE 1/4 Sec 27 Twp 7 NWD 012-282-260."	5,690.33
0075211114	Brookwood Community Club Association Pt. of SE1/4, Sec. 34, Twp. 7, Pl. 2048, NWD	3,735.99
0083911111	Langley Riders Society Lot 31, SE1/4, Sec. 35, Twp. 7, Pl. 36344	839.43
0125611006	Langley Kinsmen Recreation Hall Society Pcl 8, NW1/4, Sec. 14, Twp. 8, Pl. 2249, EP 15924 of Lot 5, NWD	1,340.87
0321313002	Harvest Baptist Church Pcl. F (see M6255E), NW 1/4, Sec. 32, Twp. 10, Ex. Pcl. (Ref. Pl. 5280) & Pt. Lot 6, Pl. 57279, NWD.	2,535.30

## 2009 Property Tax Exemptions

Roll #	Legal Description	Estimated Municipal Tax Value
0614911113	B.C. Old Age Pensioners (Aldergrove O.A.P.O.#71) Blk. 2, NW 1/4, Sec. 20, Twp. 13, Pl. 1621, NWD	5,499.44
0616611111	Aldergrove Veterans & Seniors Society Sec. 20, Twp. 13, Pl. 6587, E 32' of 2, RP 8614, Lot B	2,263.41
1565311112	Fort Langley Lions Club Lots 69 & 60, D.L. 324, Grp. 2, Plan 645, NWD	1,862.16
0471611111	Langley Rugby Club Lot 8, NWD, Pl. 2421, Dstr. LOT 21 & 22, Grp. 2	2,939.18
1335311110	Corporation of the Township of Langley (Langley Association for Community Living) Lots 7 & 8, Sec. 33, Twp. 10, Pl. 12012, NW ¼	2,242.18
0002311117	Critter Care Wildlife Society Sec 1, Twp 7, NWD Pt E1/2 of S ½ of NE 14 exc Pl S 33', DWLG & 1 ac (lease)	1,777.81
0014811117	Pacific Riding for Developing Abilities Sec 1, Twp 7, NWD, Pt N ½ of SE ¼ of NW ¼ of SW ¼	5,676.97
0765023010	Langley Hospice Society Lt 56, Sec 35, Twp 7, PL38490, Pt S/W 1/4	1,450.62
0101612006	Canadian Museum of Flight Lt 2, DL 307, PL 5745, Grp.2, Lease Langley Airport Hanger #3	3,794.16
1084011117	Corporation of the Township of Langley (Langley BMX Association) Lot 236, Sec. 35, Twp. 7, NWD, Plan 42935 Part S/E 1/4	3,042.09
1498611113	Corporation of the Township of Langley (Girl Guides - Fraser Skies Area) Lot Park, District Lot 318, NWD, Plan 45454, Group 2, 1.278 Acres	110.81
0362111117	Corporation of the Township of Langley (Langley Animal Protection Society) Sec. 1, TWP 11, NWD Parcel C EP 12503, Part NE 1/4, Except Plan HWY 23059	17,860.61
0006411117	City of Surrey LOT D, SECTION 2, TOWNSHIP 7, NEW WEST DISTRICT, PLAN 21402 PART SE1/4.	14,861.71

## 2009 Property Tax Exemptions

Roll #	Legal Description	Estimated Municipal Tax Value
0054411117	Langley Rod and Gun Club Sct. 25, TWP 7, NW Dist. Part NW 1/4 of NW 1/4, Except Plan LMP38137-RD, SEE 00544110-19 FOR	22,961.46
0384011005	Nicomekl Enhancement Society Lot A, Section 5, Twp 11, Land District 36, Plan LMP21511, NWD, PID 023-065-613.	3,908.70
0552111006	BC Farm Machinery Museum Association Lots 4 & 5, Blk. 15, DL 19, Gp. 2, Pl. 8855, NWD	9,717.20
0552611118	BC Farm Machinery Museum Association Lot 68, DL 19, Gp.2, Pl. 30531, NWD	7,881.02
0758714091	Scouts Canada Lot 11, Section 14, Twp 7, PL 27565, PID 008-905-401	20,211.09
6585111000	Corporation of the Township of Langley (Langley Quarter Midget Association) Lot 1, Section 7, Twp 13, Pln 20961, Part SW 1/4	3,155.57
0372511112	Langley Association for Community Living Lot 2, Section:3 TWP:11 PLN:9437 Part N/W 1/4	2,259.11
0764111043	Lutheran Church-Canada, Alberta-BC District ( Wagner Farms) Lot A, Sec. 25, Twp 11, NWD, Plan 1383 See BX489974	5,092.76
0764130095	Milner Community Association Lot 3, Group 2, Plan BCP22732 District Lot 21 & 22	919.41
0764528022	Langley Children's Society (Langley Child Development Centre) Lot 3, Sec 6, Twp 11, NWD, Plan BCS1925 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.	4,554.08
0764529049	Langley Children's Society (Langley Child Development Centre) Lot 15, Sec. 6, Twp. 11, NWD, Plan BCS1925 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.	3,661.45

## 2009 Property Tax Exemptions

Roll #	Legal Description	Estimated Municipal Tax Value
0764529058	Langley Children's Society (Langley Child Development Centre) Lot 16, Sec. 6, Twp. 11, NWD, Plan BCS1925 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form V.	3,945.06
0445911112	Coghlan Community Hall Lot 5, Section 14, Township 11, New West District, Plan 33924 Part Se1/4.	1,166.10
0094411113	Brenda & Roland Taylor (Milner Cash Grocery) Lot 2, Sec. 36, Twp. 7, NWD, Pl. 8991 Part NE 1/4, EPLMP18613 (RD), Explanatory Plan 27806	1,590.72
0316414019	Corporation of the Township of Langley (Langley Heritage Society) Lot 1, Sec. 31, Twp. 10, NWD, Pl. NWP88232 Part NW 1/4	8,433.93
0463111113	Corporation of the Township of Langley (Langley Heritage Society) Lot 4, DL 21/22, NWD, Pl. 20843, Gr.2	1,016.31
0758430085	Edward & Lynda Lightfoot (Leaf House) Lot 3, Sec. 5, Twp. 14, NWD, Pl. NWP87490 Part NE1/4, Except Pl. LMP44280	1,389.33
0760115092	Brenda & Roland Taylor (Milner Cash Grocery) Lot A, Sec. 36, Twp. 7, NWD, Pl. BCP22523	3,169.68
0132812009	Langley Meadows Community Association – Matheson House Lt 9, Sec 15, Twp 8, NWD, Pl 25100 Pt SE 1/4	6,598.71
1494511113	Langley Heritage Society (Sperling Methodist Church) Sec 22, Twp 11, Plan 13488, Parcel A Part SW 1/4	1,620.87
0597611006	Aldergrove Heritage Society (BC Tel Bldg) Lot 351, Sec 19, Twp 13, Pln 58786, Part NW 1/4	2,647.21
0751811007	Langley Heritage Society (Fort Langley CN Station) DL79, Plan 26033E, Parcel L, Group 2, Lease Ptn 012-871-087	2,406.91
0316111113	Langley Heritage Society (Lamb-Stirling & Harrower Houses) Lt 37, Sec 31, Twp 10, NWD, Pl 36578, Part NW 1/4	1,307.60
0478011112	Langley Heritage Society (Dixon House and Barn) District Lot 21&22, New West District Parcel A (Rp4939), Group 2, Of Lot 1 Plan 126 .	6,025.47
0758011000	Princess & The Pea B & B Ltd Lot 1, section 31, township 10, new west district, plan Imp34386 part nw1/4.	3,020.69

**Township of Langley**

20338 - 65 Avenue, Langley, British Columbia V2Y 3J1

**General Information**

604.534.3211

**Finance Division**

604.533.6022

[tol.ca](http://tol.ca)

The Township of Langley strives to use environmentally responsible methods and materials and encourages its residents to do the same. Please recycle.

