



OFFICIAL COMMUNITY PLAN BYLAW, 2005, NO. 2600

11.0 ENGINEERING SERVICES

11.1 Background

Engineering services comprise the basic infrastructure needed for sustaining the City and its residents. The following is an overview of existing engineering services and the policies designed to ensure they meet the needs of a growing city.

11.2 Water Supply

The City of Langley has been supplied with water by the Greater Vancouver Regional District since 1976. The water is delivered to the city border via GVRD trunk lines and distributed internally by the City's pipe system. This system is designed to serve a population of approximately 33,000 people and is constantly monitored for adequacy and condition. In order to provide for long term requirements for storage volume and pressure, the City constructed a seismically-engineered 22.7 million litre reservoir at 4728 - 200 Street in 2000.



Watermain Construction

Policy 11.2.1

- ⇒ **Ensure an uninterrupted high quality water supply and distribution network to serve the projected population of 38,000 for the year 2041 (the Water Distribution System Map (Schedule "F") illustrates the existing City network).**

11.3 Sanitary Sewerage

The sanitary sewerage collection system is owned and operated by the City of Langley, except for the trunk system which is leased to the Greater Vancouver Sewerage and Drainage District (GVS&DD) in order to facilitate service to areas beyond City boundaries. The City is completely serviced with a gravity system, except for small areas reached by force mains. Like the water distribution system, it is designed to serve a population of approximately 38,000. The quality control function is performed by the GVS&DD and the effluent is given primary and secondary treatment prior to being released



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into the Fraser River at Annacis Island.

Policy 11.3.1

- ⇒ **Ensure adequacy of the sanitary sewerage network for all new development and employ required upgrades to accommodate and guide projected growth (the Sanitary Sewer System Map (Schedule “G”) illustrates the existing City network).**

11.4 Storm Drainage

The City has an overall storm drainage network plan for the industrial, commercial and residential areas between Logan Avenue and the Nicomekl River the Storm Drainage System Map (Schedule “H”) illustrates the existing City network). It is being implemented on a step by step basis as the area redevelops. Residential areas south of the river are also served by drainage networks but also by rock pits where soil conditions permit this alternative. The storm drainage system (open ditch and pipe) empties into the Nicomekl River and its tributaries in about three dozen locations.

Policy 11.4.1

- ⇒ **Implement a long term ditch elimination program throughout the City.**

Policy 11.4.2

- ⇒ **Ensure system adequacy north of the Nicomekl River for facilitating anticipated changes in land use and density;**

Policy 11.4.3

- ⇒ **Require on-site retention/detention of storm water both in new and renewal projects and adopt a program for installation of pollutant interceptors on-site and at outfalls on an environmentally determined priority basis.**



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11.5 Solid Waste Disposal

Solid waste collection in the City of Langley is by private contractors who haul waste to the GVRD's Matsqui Transfer Station in the City of Abbotsford. Miscellaneous disposal occurs at the GVRD's Langley Transfer Station in the Township of Langley.

Policy 11.5.1

- ⇒ **Monitor the adequacy, cost and convenience of waste collection services in the City;**

Policy 11.5.2

- ⇒ **Promote provision of a local hazardous waste drop depot;**

Policy 11.5.3

- ⇒ **Encourage waste reduction through expansion of recycling.**