



City of Langford
www.cityoflangford.ca



2012 Annual Report

Table of Contents

Table of Contents	
Executive Summary	1
Corporate Philosophy	3
Standing Committees	5
Functional Organizational Chart	6
City Accomplishments 2011	7
Department Service and Operations Reports:	
a) Planning Department	9
b) Building Department	16
c) Langford Fire Rescue Department	18
d) Approving Officer	19
e) Parks Department	27
f) Administration Department	29
g) Bylaw Enforcement	30
h) CRD Bylaw—Animal Control	32
i) West Shore Royal Canadian Mounted Police	33
City of Langford Results for 2012	38
Council Objectives and Measures for 2013	41
Audited Financial Statements to December 31, 2012	FS-1
Permissive Tax Exemptions—2012	PTE-I
Annual Development Cost Charges Report	DCC-1
Strategic Community Investment Funds Plan and Progress Report	TFRS-1

Cover Photo: Goldstream Park
Source: James Xiang

Executive Summary

2012 marked the first full year of the three-year electoral mandate given to the Council elected in December 2011. The 2012 City of Langford Council consisted of:

- ◆ Mayor Stewart Young
- ◆ Councillor Denise Blackwell
- ◆ Councillor Lanny Seaton
- ◆ Councillor Winnie Sifert
- ◆ Councillor Lillian Szpak
- ◆ Councillor Matt Sahlstrom
- ◆ Councillor Roger Wade

The Standing Committee system adopted by Council just after the City incorporated has continued with the new Council. The committees benefit from the significant continuity of citizen participation, resulting in the provision of advice to council from the community. The contributions of volunteer citizens are an effective means of ensuring Langford residents are an important part of the decision-making process.

PARKS AND RECREATION

The Parks Department completed the Rugby Canada Centre of Excellence. Significant upgrades to local parks were completed, including Glen Lake Beach Park, the installation of a new aerator in Langford Lake, and continued greening of the downtown core. Cycling Masterplan features were added throughout the community to enhance the Green Transportation Network.

PLANNING

Approximately 71,000 square feet of new commercial/business park floorspace was approved by Development Permit in 2012. In addition, 44,000 square feet of façade renovation to older existing commercial structures was approved. Fifty-nine multi-family dwelling units were approved by Development Permit in 2012. Approximately 65 per cent of those are complete or have commenced construction.

ENGINEERING AND PUBLIC WORKS

Approximately 480 new connections to the Langford sewer system were completed. The Wilshire drain and Sunheights drain works were completed. The ditch enclosure of the Florence Lake outlet was completed as part of the Leigh Road Interchange project. The Engineering Department continues efforts to maintain existing infrastructure and replace aging infrastructure.

CONSTRUCTION

Langford had another good year in construction, considering the state of the global and local economy, with a total of \$67,286,623 in construction costs and 395 new residential units completed. It is felt that the amount of construction and economic activity that took place this past year can be attributed in large part to the economic stimulus measures undertaken by Council, including the reduction/elimination of many development-related fees and charges.



Langford Corporate Philosophy Statement

***Community pride and service excellence
through innovation, flexibility and teamwork***



Council Standing Committees

Administration & Finance Committee

Councillor Matt Sahlstrom, Chair

Councillor Roger Wade, Vice Chair

Mr. John Crook

Mr. Ken Halbert

Mr. Frank Hudson

Parks, Recreation, Culture & Beautification Committee

Councillor Lanny Seaton, Chair

Councillor Roger Wade, Vice Chair

Mr. Glen Brownlow

Mr. Randy Prettie

Mr. Morry Stearns

Ms Karen Reece

Mr. Allen Sturgeon

Mr. Norm Arden

Mr. Mike Gibbins (ex officio)

Planning, Zoning and Affordable Housing Committee

Councillor Denise Blackwell, Chair

Councillor Roger Wade, Vice Chair

Ms Norma Stewart

Mr. Malcolm Hall

Mr. Steve Harvey

Mr. Dave Horner

Mr. Art Creuzot

Mr. John Butler-Smythe

Mr. Kent Sheldrake

Protective Services Committee

Councillor Lillian Szpak, Chair

Councillor Lanny Seaton, Vice Chair

Ms Mitzi Dean

Mr. Mike Gibbons

Mr. Edward Wilson

Mr. Hans Frederiksen

Mr. Jean-Paul Thuot

Transportation & Public Works Committee

Councillor Winnie Sifert, Chair

Councillor Lillian Szpak, Vice Chair

Mr. Terry Young

Mrs. Jean Tarr

Mr. Les Bjola

Mr. John Goudy

Mr. Mike Gibbons

Mr. Mike Wignall

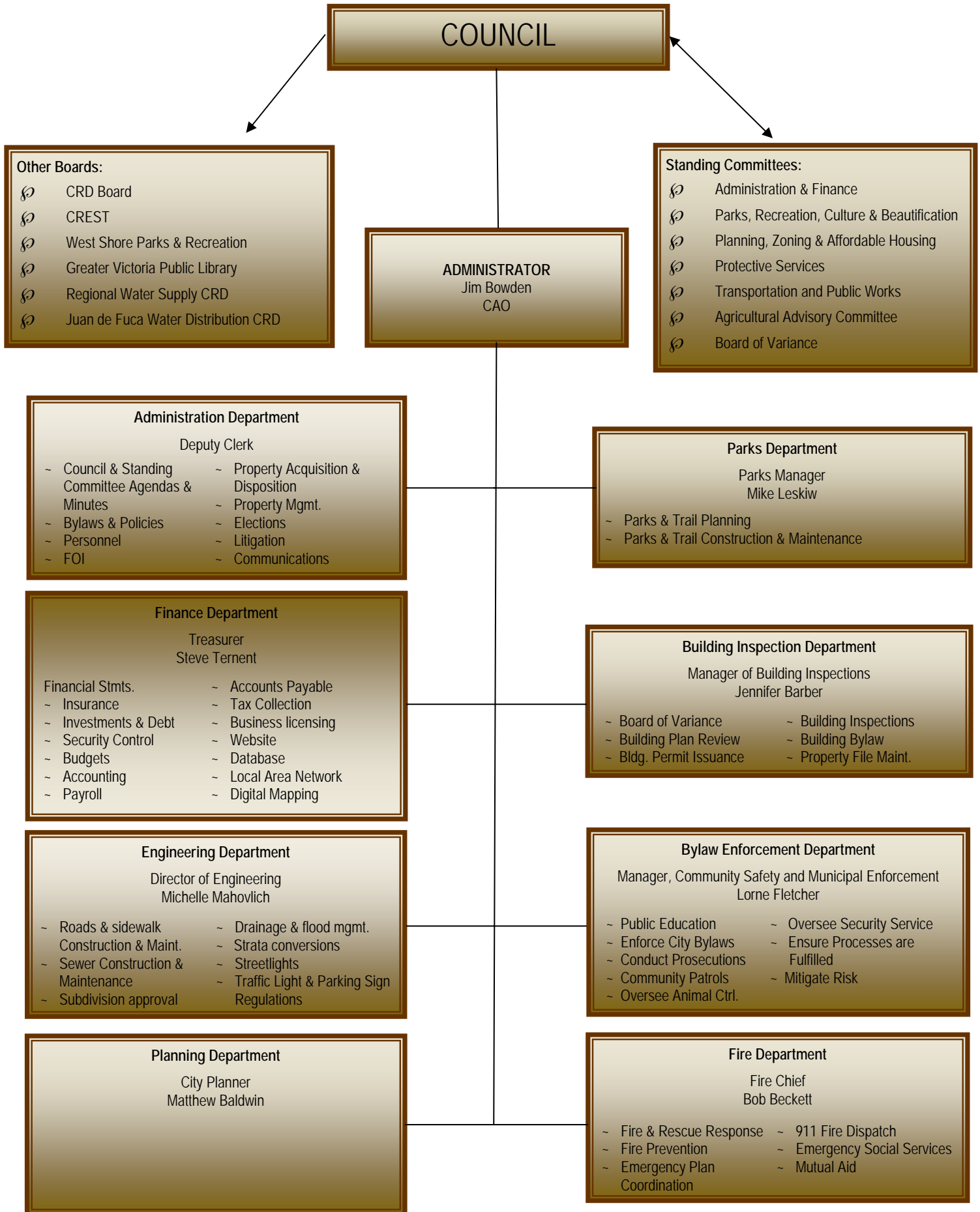
Board of Variance

Ms Dawn E. Helgason

Mr. Terry Young

Mr. Hans Frederiksen

Functional Organizational Chart



2012 Accomplishments

Engineering

2012 Sewer Construction (West Shore Environmental Services):

1. Sewer System
 - ◆ Received approximately 477 new connections (SFE) to the Langford sewer system
 - ◆ Successfully continued with odour control program on Goldstream Avenue
 - ◆ 18 individual sewer services constructed
 - ◆ Installed approximately 100 m of mainline sewer in cooperation with local developers
 - ◆ Began construction of approximately 970 m of mainline sewer under the City's Leigh Road (Spencer) Interchange construction contract
 - ◆ Repaired sewer service to 3364/68 Vision Way after damage by other contractor
 - ◆ Completed ROW clearing off Misty Way to Harrier Way to allow access for maintenance
2. Inflow and Infiltration Program
 - ◆ 137 sewer manholes inspected; 2 sewer manholes repaired
 - ◆ Rehabilitated 104 sewer inspection chambers
 - ◆ 8.6 km of sewer main CCTV videoed; flushed and cleaned 300m
 - ◆ I & I repairs at Leigh Road pump station valve chamber
3. Pump Station Upgrade and Maintenance
 - ◆ Completed annual maintenance and servicing of all pumping equipment
 - ◆ Completed annual maintenance and servicing of all electrical control equipment
 - ◆ Completed annual load testing and servicing on all 7 standby generators
 - ◆ Replaced 5 backflow preventers
 - ◆ Replaced main check valve at Country Terrace pump station
 - ◆ Upgraded NI Lookout (pump station) SCADA program to V6.6 which runs on Windows 7

Storm Drainage:

1. Capital
 - ◆ Completed Wilshire drain and Sunheights drain works
2. Maintenance
 - ◆ Ditch enclosure of Florence Lake outlet to facilitate the relocation of homes from Leigh Road to McCallum Road as part of the Leigh Road Interchange project

2012 Accomplishments

Roadworks:

Capital

- ◆ Phase 1A of Leigh Road Interchange was completed including the intersection of Goldstream and Leigh
- ◆ Completed sidewalk infill (Peatt Road)
- ◆ Construction of 4.8 km of multiuse pedestrian/bicycle lanes
- ◆ Construction of Goldstream Avenue and Leigh Road intersection as part of Leigh Road Phase 1A
- ◆ Started construction of Leigh Road Interchange (ambulance station to Shell gas station)

Miscellaneous:

Capital

- ◆ Multiple beautification projects, including new trailhead and wayfinding at Gourman Avenue, Shaw Avenue at Setchfield Road ; Jacklin Road at Jenkins gravel path way finding
- ◆ Landscaping improvements at Bear Mountain Parkway/Millstream Road, Jacklin at Goldstream Avenue, Haslam Avenue at Jenkins Avenue and Jenkins Avenue at Glen Lake Road
- ◆ Installation of mini kiosk or kiosk at Ma Millers, Glen Lake Park and Centennial Park
- ◆ Installation of new “Welcome to Langford” signage on Sooke Road at Glen Lake Road
- ◆ Installation of new signage at Valley View Estates
- ◆ Improvement and landscaping to bus stop at Jacklin Road and Station Avenue

Planning Department

Applications: The City of Langford received 198 planning applications in 2012, which represents a slight increase from 2011. In 2012, the largest increase over 2011 was in rezoning applications (↑37.5%), although six of these applications represent files opened by the City of Langford in order to present omnibus amendments to Zoning Bylaw No. 300 as part of the comprehensive zoning bylaw re-write. If these six applications are taken out of the calculation, the number of zoning amendment applications increased by 6 (↑18.75%). Notable in the list of 2012 applications is the fact that Development Permit and Development Variance Permit applications dropped by 6.4% and 21.6% respectively in 2012 (over 2011 figures). For the first time since the adoption of the new Official Community Plan in 2008, Langford has seen a significant increase (from 1 to 7) in OCP amendment applications.

Commercial/Business Park/Industrial Development Permits: The City of Langford issued Development Permits for approximately 100,000ft of new commercial/business park/industrial development in 2012, which represents a 12% increase over the 89,000 ft² of commercial/business park/industrial development that was approved in 2011. Hopefully, these figures suggest that Langford will continue to see modest growth in its commercial/business park/industrial base in the years to come. Approximately 58% of the new floor area approved by Development Permit in 2012 has proceeded to construction, and the remaining 42% is expected to be constructed in 2013.

Multi-Family Residential Development Permits: the number of multifamily dwelling units that were approved by Development Permit in 2012 fell to a record low 47 units. This represents an 82% decrease over 2011. As there is no indication that this sector of the housing market will rebound any time soon, the City expects to see several years where multi-family housing starts occur as small, ground oriented projects that can be completed quickly and cost effectively to minimize risk and financial exposure to the volatility of the market.

Corporate Energy and Emissions Reduction

By signing BC's Climate Action Charter, Langford has committed to become carbon neutral in its corporate operations by 2012, which involves measuring and reporting on the City's greenhouse gas (GHG) emissions profile. In taking action to fulfill this requirement, Langford has signed onto the Province of British Columbia's SmartTool, a web based carbon reporting tool which provides a standardized approach to calculating and reporting the City's GHG emissions. In 2012, staff have been working closely with the Carbon Measurement and Reporting team at Shared Services BC to establish a corporate GHG emissions inventory. This inventory documents fuel types (electricity, natural gas, propane, etc.) and measures GHG emissions produced by buildings, vehicle fleets, and the City's contracted services to operate vehicles, equipment and machinery for roads and traffic operations and maintenance, and water maintenance. The inventory is still being developed, however this tool will allow Langford to measure corporate GHG emissions in an efficient, cost effective and consistent manner. In addition, it will provide staff and Council with the information and data it needs to make fiscally responsible decisions with respect to reducing GHG emissions at the corporate level while benefiting the community at large.

Planning Department

City Green Solutions, a local enterprising non-profit and provider of ecoEnergy and LiveSmart BC programs in BC, was engaged by the City to carry out a walk through energy assessment of City Hall. The assessment provides recommendations on how the City can improve energy efficiency and reduce water consumption in the building. Some of the recommendations include replacing lighting fixtures, installing an occupancy sensor in bathrooms and some offices, installing low flow tap aerators in bathrooms and lunchroom, etc.

Affordable Housing: To date, forty (40) single-family affordable housing units and eight (8) affordable apartment units have been constructed within Langford's Affordable Housing Program. The eight affordable apartment units were constructed in 2011, but the final unit was sold in 2012. One new single family dwelling within the Affordable Housing Program began construction in 2012, and is expected to be completed early in 2013. The Affordable Housing Program also saw the first re-sale of an affordable house in 2012, a process that was completed without any difficulties or issues.

Green Development Checklist: In April 2012, Council adopted the Green Development Checklist Policy, which established a points-based sustainability rating system for new development that can be applied both at the site scale for smaller projects and at the neighbourhood scale for larger comprehensive developments. The Checklist is divided into eight sections, each of which contains different sustainability features that applicants receive a point value for when incorporated into their project. Some Sections also contain prerequisites that must be met in order to achieve the minimum Level 1 Rating. As an incentive for applicants to implement the Checklist as part of their development proposal, Council, through this Policy, has also authorized a sliding scale of % reductions to the amenity contributions required through the Amenity Contribution Policy, depending on the Checklist Level achieved by the project. To date, the option to complete the Checklist and receive the reduced amenity contribution has been incorporated into several rezoning applications, and one application (Z12-0042 – 2154 Millstream Rd, 974 Arngask Ave and 2317 Echo Valley Rd) has committed to achieving the minimum Level 1 Rating. Staff are currently working to update and slightly revise the content of the Policy, so it may be included as a Schedule to the Zoning Bylaw.

Planning Application Fee Bylaw: In June 2012, Council adopted a new fee schedule for Planning Department related application fees. The changes are outlined in general terms below:

Official Community Plan Amendment and Rezoning applications:

- § Elimination of various fees by zoning type (e.g. Residential vs. Commercial) in favour of one base fee;
- § Elimination of per lot area surcharges in favour of a grouping by land area;
- § Increase in fees at the lower end of the scale, and decrease in fees at the upper end of the scale (\$35,000 maximum fee eliminated in favour of a \$14,500 maximum fee);
- § Introduction of a surcharge when a new zone is created, reflective of the costs associated with the creation and legal review of a new zone;
- § Introduction of a new fee to cover costs when a Public Hearing is waived that is based on cost recovery;
- § Introduction of a surcharge for combined rezoning/OCP amendment applications rather than a 50% reduction to the rezoning fee portion;

Planning Department

Development Permit applications:

- ⌘ Simpler fee schedule to navigate;
- ⌘ Retain low fee for minor and pro-forma development permits;
- ⌘ Incent small development permits by reducing the fees;
- ⌘ Make environmental and form and character Development Permit application fees commensurate;
- ⌘ Remove per m² of lot area or per m² of building fees in favour of simpler bracketed fees;
- ⌘ “Cap” Development Permits @ \$9500;
- ⌘ Introduce simpler fees for Development Permits that cannot be issued directly by staff;
- ⌘ Make Development Permit with a variance the same cost as a Development Permit and a Development Variance Permit;
- ⌘ Introduce a fee of \$100 for a written exemption from a Development Permit (where permissible). This is the same cost as for a Letter of Comfort to confirm zoning;

Development Variance Permit and Temporary Use Permit applications:

- ⌘ Simpler flat fee of \$1250 per application (regardless of the number of variances) which is a slight increase from \$1175 + \$75 per variance, and still represents cost recovery;
- ⌘ TUP fee remains unchanged, and represents cost recovery.

Planning Department

New Applications 2012					
Application		Received	Issued	Civic Address	Proposal
1.	DP12-0051	2 Oct 12	Cl 29 Nov 12	2300, 2304, 2310 Millstream Road	House demo and tree removal
2.	DP12-0052	5 Oct 12		Westhills, Phase 4	160-lot subdivision and 2 multi-family buildings in multiple DP Areas
3.	DP12-0053	12 Oct 12	19 Nov 12	894 Goldstream Avenue	Reno on existing store and gas bar
4.	DP12-0054	12 Oct 12	15 Nov 12	970 Rattanwood Place	Single-family dwelling in a multi-family DP area
5.	DP12-0055	17 Oct 12	23 Oct 12	3579 Happy Valley Road and 935 Latoria Road	Land alterations in multiple DP areas
6.	DP12-0056	25 Oct 12		2835 Peatt Road	Four-storey mixed use building
7.	DP12-0057	7 Nov 12		619 Glacier Ridge	To construct a pond in a DP Area
8.	DP12-0058	6 Nov 12	8 Nov 12	3371, 3377, 3379 Happy Valley Road	Land clearing and filling
9.	DP12-0059	29 Nov 12	12 Dec 12	1076 Jenkins Avenue	Detached duplex
10.	DP12-0060	7 Dec 12	12 Dec 12	937 Aqua Court	Form and character
11.	DP12-0061	5 Dec 12		2964 Leigh Road	To amend DP12-0044
12.	DP12-0062	10 Dec 12		951 Bray Avenue	Demolition of SFD
13.	DP12-0063	5 Dec 12		2270 Moyes Road	Detached duplex
14.	SDP12-0038	2 Oct 12	28 Nov 12	832 Goldstream Avenue	Sandwich board for Basilico Restaurant
15.	SDP12-0039	4 Oct 12	19 Oct 12	106-3218 Jacklin Road	2 façade signs for Edward Jones Investments
16.	SDP12-0040	5 Oct 12	19 Oct 12	2349 Millstream Road	1 façade sign for Ageless Me
17.	SDP12-0041	25 Oct 12	9 Nov 12	735 Goldstream Avenue	1 façade sign for BMO
18.	SDP12-0042	26 Oct 12	9 Nov 12	892 Goldstream Avenue	6 façade signs for Belmont Collision
19.	SDP12-0043	14 Nov 12	23 Nov 12	716 Goldstream Avenue	1 façade sign and 1 temporary sign for Pacific Rim Exteriors Ltd
20.	SDP12-0044	16 Nov 12	28 Nov 12	110-2800 Bryn Maur Road	Sandwich board sign for Rotto Law
21.	SDP12-0045	21 Nov 12		835 Langford Parkway	1 façade sign for Superstore
22.	SDP12-0046	26 Nov 12		894 Langford Parkway	1 façade sign for Great 2 for 1 Pizza
23.	SDP12-0047	6 Dec 12		101-894 Langford Parkway	1 façade sign for New Elegance Medi Spa
24.	SDP12-0048	12 Dec 12	18 Dec 12	104-894 Langford Parkway	1 façade sign for Vibe Fitness
25.	SDP12-0049	18 Dec 12	28 Dec 12	107-721 Station Avenue	1 façade for Nail & Spa
26.	SDP12-0050	20 Dec 12		2678 Sooke Road	Façade signage for B&D Life Truck Services Ltd.

Planning Department

New Applications 2012					
27.	SDP12-0051	20 Dec 12		716 Goldstream Avenue	Projecting signage for Bin 4 Burger Lounge
28.	DVP12-0025	5 Oct 12	Canc 19 Nov 12	297 Atkins Avenue	To vary Bylaw No. 1000 regarding sewer hook-up
29.	DVP12-0026	8 Nov 12		1076 Jenkins Avenue	To construct a detached duplex (file to be changed to a DP)
30.	DVP12-0027	8 Nov 12		2251 Millstream Road	To waive Bylaw No. 1000 frontage improvements
31.	DVP12-0028	6 Nov 12		2381 and 2389 Fleetwood Court	Four variances to allow a 10-lot subdivision
32.	DVP12-0029	21 Nov 12		912 Jenkins Avenue	To vary the height of a three-storey, 10-unit townhouse complex
33.	Z12-0045	3 Dec 12		974 Walfred Road	R2 to RS3 for 3 lots
34.	OCP12-0009	5 Dec 12		3579 Happy Valley Road and 935 Latoria Road	Agriculture Strategy Lands to Neighbourhood Designation

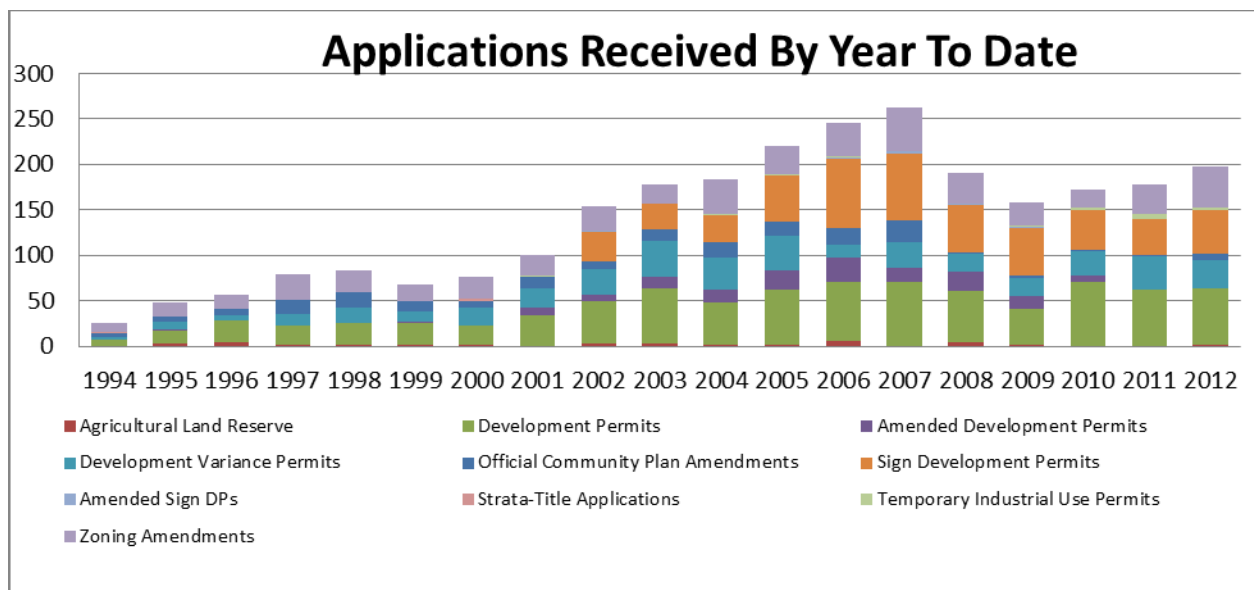
Current Applications		
Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	3	0
Development Permits*	17	14
Sign Development Permits	15	13
Development Variance Permits	15	6
OCP Amendments	8	2
Temporary Use Permits	1	0
Zoning Amendments	41	11
TOTAL	100	46

*Average number of days to process last quarter - 28.9

*Average number of days to process this quarter – 38.8 (two applications held up by applicant)

Planning Department

Applications Received to Date											
	ALR	DP	ADP	DVP	OCP	SDP	ASDP	Strata	TUP	Zoning	Total
1994	0	7	0	3	4	0	0	2	0	10	26
1995	3	14	1	9	6	0	0	0	0	15	48
1996	4	24	0	6	7	0	0	0	0	15	56
1997	1	22	0	12	16	0	0	0	0	28	79
1998	2	24	0	17	16	0	0	0	0	24	83
1999	2	24	1	11	11	0	0	0	0	19	68
2000	1	22	0	19	8	0	0	2	0	24	76
2001	0	34	9	21	12	0	0	0	1	23	100
2002	3	46	7	29	8	32	2	0	0	27	154
2003	3	60	13	40	12	28	0	0	0	22	178
2004	1	47	14	36	17	29	0	0	1	38	183
2005	1	61	21	38	16	51	0	0	1	31	220
2006	6	65	26	15	18	76	2	0	1	37	246
2007	0	71	15	29	23	74	3	0	0	48	263
2008	5	56	21	19	2	52	1	0	0	35	191
2009	2	39	14	20	2	53	1	0	1	26	158
2010	0	70	8	26	2	43	1	0	2	20	172
2011	0	62	0	37	1	40	0	0	6	32	178
2012	1	63	0	30	7	48	0	0	4	45	198
2013	0	0	0	0	0	0	0	0	0	0	0
Total	35	811	150	417	188	526	10	4	17	519	2677



Planning Department

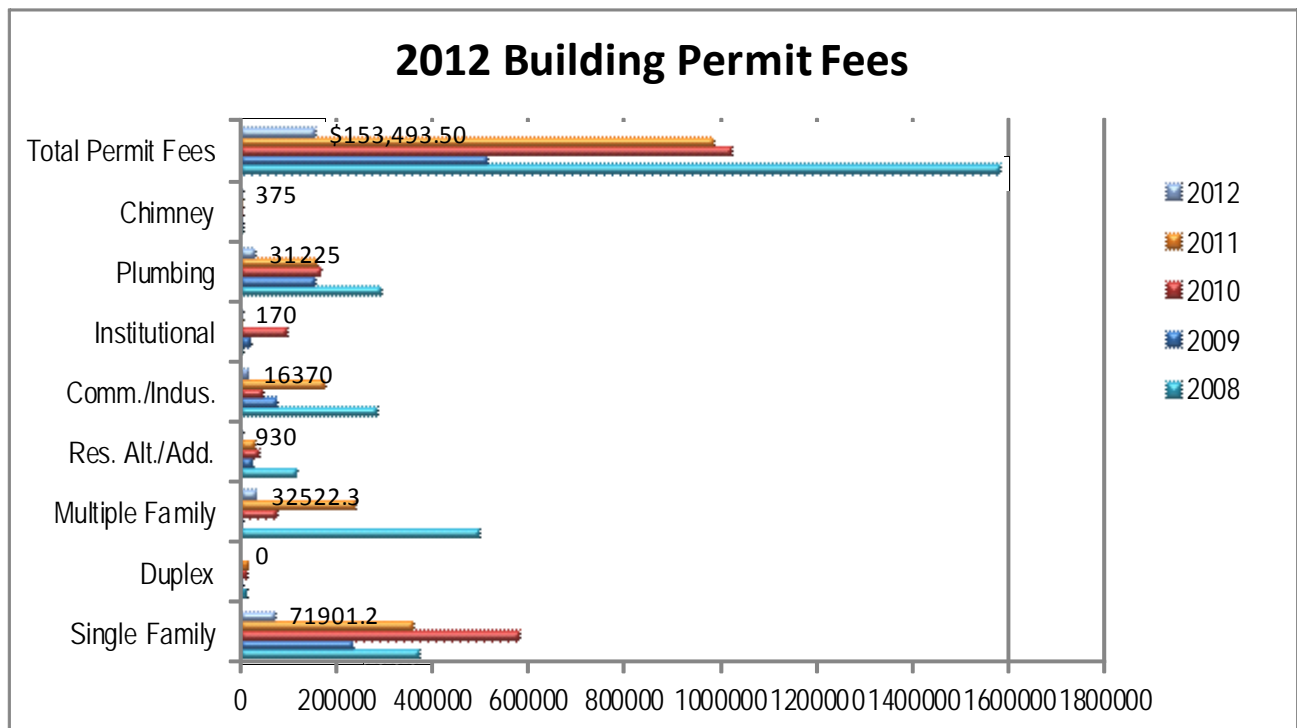
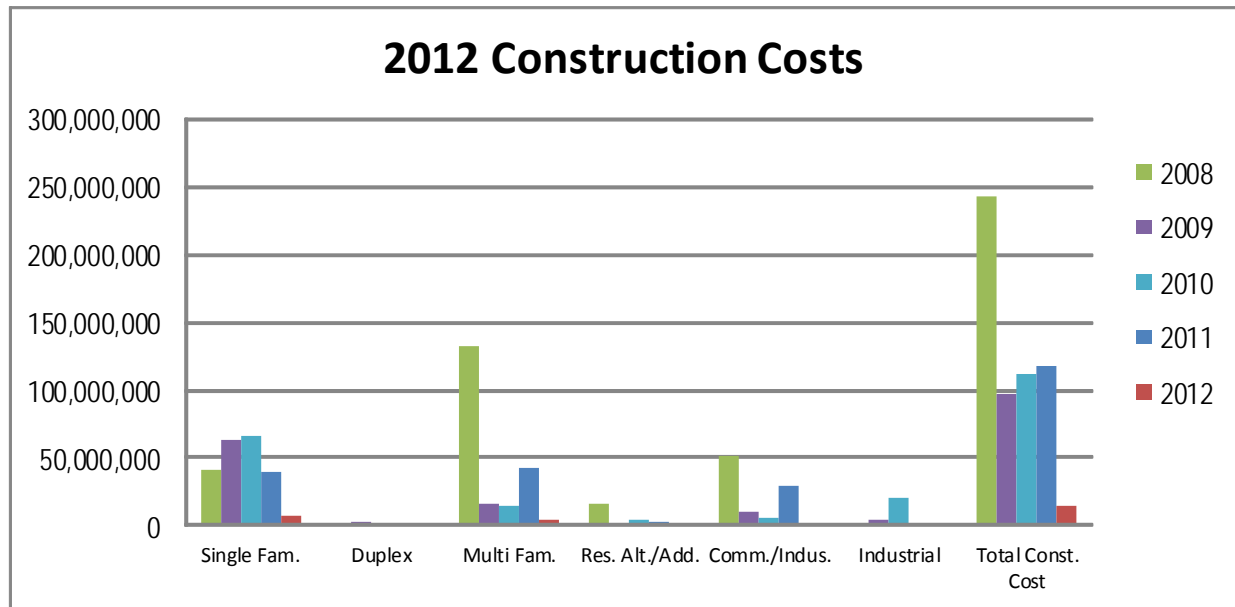
Fees Collected By Type of Application by Month and By Year									
	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	\$0	\$16,373	\$4,925	\$11,952	\$6,600	\$900	\$0	\$40,750	\$40,750
Feb	\$0	\$16,364	-\$1,175	\$14,176	\$6,600	\$900	\$0	\$36,865	\$77,615
Mar	\$0	\$16,346	\$4,050	\$6,036	\$2,200	\$1,450	\$0	\$30,082	\$107,697
Apr	\$0	\$7,757	\$2,350	\$25,654	\$11,000	\$950	\$1,175	\$48,886	\$156,583
May	\$0	\$22,280	\$1,325	\$7,318	\$6,600	\$300	\$0	\$37,823	\$194,406
Jun	\$0	\$26,801	\$2,500	\$16,984	\$8,800	\$150	\$1,700	\$56,935	\$251,341
Jul	\$0	\$12,650	\$4,050	\$17,100	\$4,400	\$300	\$0	\$38,500	\$289,841
Aug	\$0	\$23,500	-\$950	\$20,300	\$6,600	\$950	\$250	\$50,650	\$340,491
Sep	\$0	\$20,650	-\$1,900	\$17,600	\$10,630	\$400	\$0	\$47,380	\$387,871
Oct	\$300	\$16,025	\$2,500	\$34,900	\$6,600	\$700	\$1,700	\$62,725	\$450,596
Nov	\$0	\$5,850	\$5,000	\$15,732	\$4,400	\$550	\$0	\$31,532	\$482,128
Dec	\$0	\$6,025	-\$2,200	\$5,000	\$2,200	\$500	\$0	\$11,525	\$493,653
Total	\$300	\$190,621	\$20,475	\$192,752	\$76,630	\$8,050	\$4,825	\$493,653	\$493,653
2012	\$300	\$190,621	\$20,475	\$192,752	\$76,630	\$8,050	\$4,825		\$493,653
2011	\$600	\$242,039	\$34,450	\$91,120	\$44,100	\$7,625	\$3,525		\$423,459
2010	\$600	\$339,882	\$29,055	\$50,075	\$24,300	\$6,600	\$2,350		\$452,862
2009	\$600	\$177,908	\$24,330	\$133,750	\$26,400	\$10,800	\$0		\$373,788
2008	\$3,600	\$286,539	\$19,990	\$149,982	\$55,311	\$11,445	\$0		\$526,867
2007	\$0	\$277,015	\$31,577	\$130,696	\$91,473	\$14,405	\$0		\$545,166
2006	\$3,150	\$372,655	\$15,425	\$139,796	\$40,600	\$14,800	\$0		\$586,426
2005	\$300	\$412,137	\$34,195	\$178,171	\$36,400	\$10,270	\$0		\$671,473
2004	\$0	\$261,296	\$30,920	\$167,845	\$45,766	\$0	\$0		\$505,827
2003	\$1,200	\$178,048	\$39,965	\$182,920	\$24,850	\$0	\$0		\$426,983
2002	\$0	\$97,072	\$37,851	\$61,082	\$20,262	\$0	\$0		\$216,267

Building Inspection Department

2012 saw the number of building permits issued for single family dwellings well below the previous two years. The number of multifamily units was substantially above the two preceding years which contributed to a yearend value of construction on par with previous two years. The expectation for 2013 is for the number of permits issued to be similar to the numbers posted in 2012.

Permit	Year to Date 2012
Single Family Dwelling	
# of Units Created	39
Construction Cost	\$7,890,290.00
Permit Fees	\$71,901.20
Duplex	0
# of Units Created	
Construction Cost	
Permit Fees	
Multifamily	18
# of Units Created	25
Construction Cost	\$4,097,931.00
Permit Fees	\$32,522.30
Residential Additions/Alterations	6
# of Units Created	0
Construction Cost	\$68,700.00
Permit Fees	\$930.00
Commercial/Industrial	11
# of Units Created	1
Construction Cost	\$1,922,500.00
Permit Fees	\$16,370.00
Institutional	1
# of Units Created	0
Construction Cost	\$13,000.00
Permit Fees	\$170.00
Plumbing	88
Permit Fees	\$31,225.00
Chimney	14
Permit Fees	\$375.00
Suites	12
CONSTRUCTION COSTS	PERMIT FEES
\$13,992,421.00	\$153,493.50

Building Inspection Department



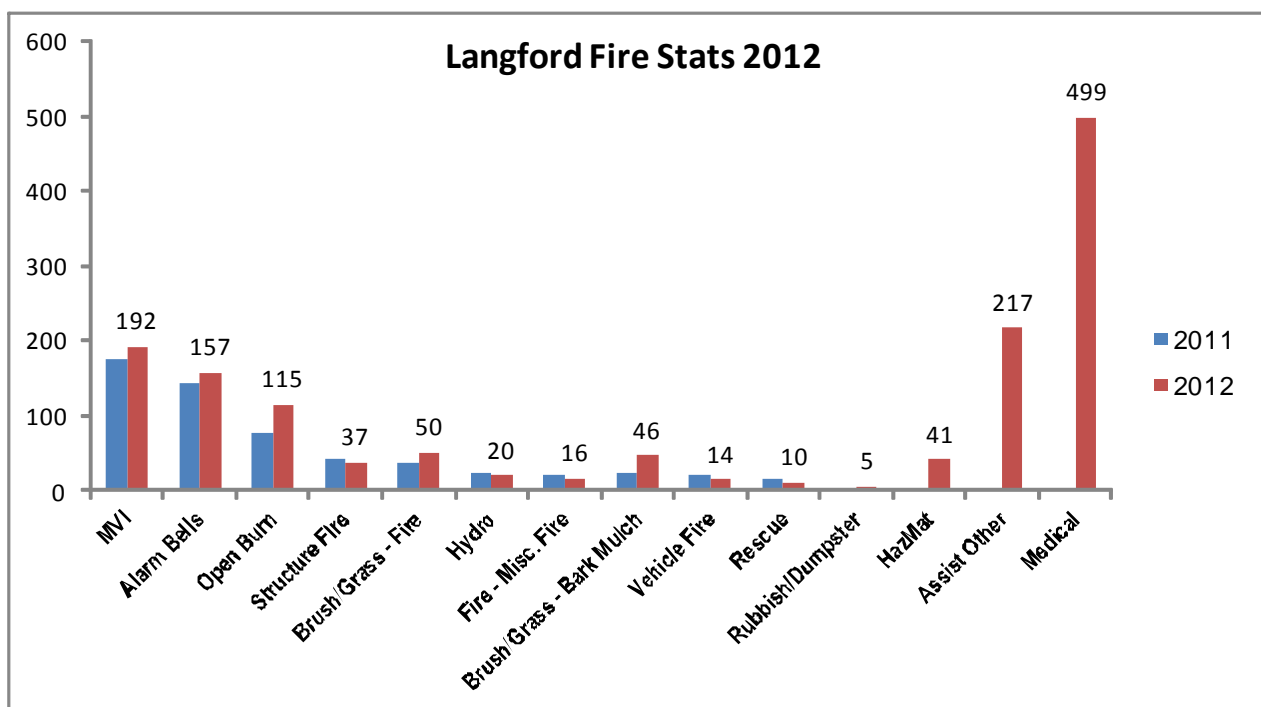
Langford Fire Rescue

SUMMARY

Land Area	4,416 hectares
City Population	27,970 approx.
Fire Stations	3
Fire Suppression Personnel:	
~ Fire Suppression Staff	8
~ Volunteers	52
~ Jr. Firefighters	4
Dispatch Operators	7
Administration Staff	1

INDIVIDUAL STATION COMPLIMENT

STATION 1 Filled Positions	35
STATION 2 Filled Positions	18
STATION 3 Filled Positions	11



Approving Officer

Subdivision Administration Synopsis

Staff continues to use the Cityview program to track and provide administrative support to the process of Subdivision and land development. The program has been continually adjusted over the past years to ensure it continues to meet the needs of City Hall. Several developer complaints from the past, such as bonding reductions, damage deposit returns, and documents being lost at City Hall are no longer issues as processes have now been realized that ensures the stream-lining of materials through the office. Communication streams between departments have also improved which offer the customer consistency and the best service possible.

Fees for subdivision are low and payable on a per-lot basis, and are only recoverable as a project moves forward. We have received complaints of “high fees” relative to development, however it should be noted that Subdivision fees are unchanged since the establishment of the economic stimulus package in 2010. Payables established through other charges, like sewer rates or Development cost charges (both of which have increased in 2012/2013), are applied at subdivision and may lead to the perception of higher costs for the subdivision *process*, however are not associated to fees.

Processing time, from application through to issuance of Statement of Conditions has slowed slightly, due in part to developer’s attention to the specifics of their project. Once a Statement of Conditions has been issued, the developer has 1 year to complete the works under the conditions provided, so many developers are delaying the *issuance* of this document until their rezoning is completed, or a Development Permit issued. This is different than the past, where developers had requested the early release of their Statement of Conditions so they could commence work early, and prior to their confirmation of all other processes being approved.

Recent changes have also been brought forward regarding the early clearing of lands that are subject to development. Projects wishing to clear their land for the purpose of blasting or other works relative to development must hold off the clearing of their land until the Director of Engineering has received and approved a plan for site grading, which will include all cut/fill areas, and a sediment and erosion control plan. This should help to reduce the number of lots that are cleared, blasted and then left vacant.

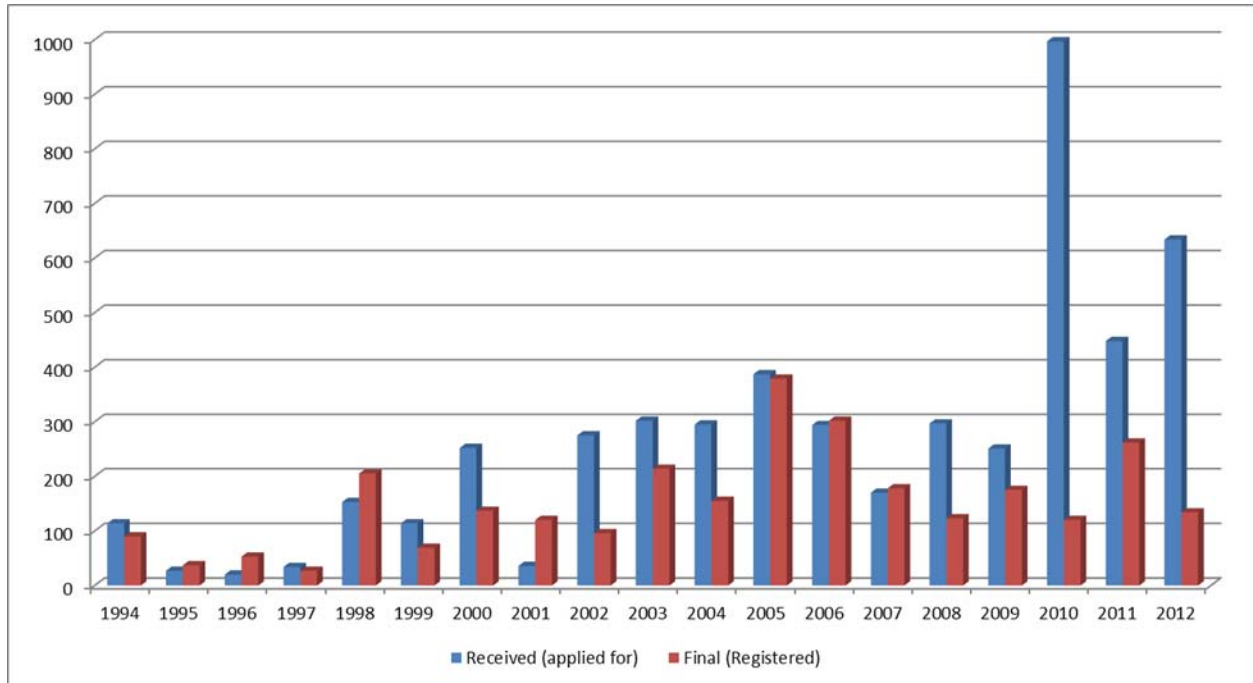
Subdivision Application and Approval Synopsis

Subdivision activity for 2012 was focused in the Westhills comprehensive development zone and South Langford with several moderate sized projects either coming forward to begin construction or completing their works (Katie’s Pond and the completion of the Hazelwood projects). As noted by the activity graph, applications continue an up-ward trend (with exception to 2010 activities which may have peaked due in part to Council’s stimulus package which reduced application fees and charges). Registration of the lots has declined slightly.

It is difficult to determine why this trend (of higher number of lots contemplated through applications rather than lots being actually realized) has occurred, as it may be market driven (developers “testing the market” and trying to gain consideration for subdivision so that a value can be applied to the land, or to determine potential costs), or due to the actual real-estate market on finished products.

Approving Officer

Subdivision Activity Graph



Subdivision Fees Received

Account	Amount
Application Fees	\$137,050
Final Approval Fees	\$48,795
Strata-Title Conversions	\$750
2% On-Site Engineering	\$84,220
Latecomer Processing	\$1,500

Approving Officer

Subdivision Applications Received

File Num	Received	Location	# of Lots	SOC Issued	# Days
SUB12-0050	2012-12-28	2629 Selwyn Rd	2	2013-02-07	41
SUB12-0049	2012-12-13	2936 Awsworth Rd/2960 Sooke Rd	7		
SUB12-0048	2012-12-06	2089, 2093, 2097 Millstream Rd	1		
SUB12-0047	2012-12-05	328 Selica Rd	9		
SUB12-0046	2012-11-23	2800 Lake End Rd	2	2012-12-19	26
SUB12-0045	2012-11-01	3368 Vision Way	1	2012-12-20	49
SUB12-0044	2012-10-29	3025 Glen Lake Rd	3	2013-01-22	85
SUB12-0043	2012-10-04	974 and 978 Rattanwood Pl		2012-10-04	0
SUB12-0042	2012-09-28	2899 Kettle Creek Rd (Stage F)	18	2012-11-14	47
SUB12-0041	2012-09-26	3385 Happy Valley Rd	41	2013-02-15	142
SUB12-0040	2012-09-25	1337 Chan Place	0		
SUB12-0039	2012-09-24	3365 Happy Valley Rd	22	2012-12-19	86
SUB12-0038	2012-09-17	3622 Happy Valley Rd	5	2012-10-26	39
SUB12-0037	2012-09-17	572 Westwind Dr	2		
SUB12-0036	2012-09-13	967 Langford Pky	4	2012-09-13	0
SUB12-0035	2012-08-15	1017 Marwood	7	2012-10-22	68
SUB12-0034	2012-08-02	956 Walfred Rd	1	2012-09-26	55
SUB12-0033	2012-07-25	3497 Luxton Rd	21	2012-09-26	63
SUB12-0032	2012-07-17	941 Shaw Ave	2	2012-09-26	71
SUB12-0031	2012-07-06	2374 Setchfield Ave	1	2012-09-25	81
SUB12-0030	2012-07-05	1000 Gade Rd (Bear Mountain-Phase 10)	41	2012-12-13	161
SUB12-0029	2012-06-20	2659, 2661, 2665 Goldstone Hts	0	2012-07-03	13
SUB12-0028	2012-06-20	3467 Happy Valley Rd/941 Flatman Ave	52	2012-11-30	163
SUB12-0027	2012-06-20	2402 Fleetwood Crt	3	2012-09-06	78
SUB12-0026	2012-06-19	3634 to 3660 Happy Valley Rd	27	2012-09-28	101
SUB12-0025	2012-06-18	935 Latoria Rd/3579 Happy Valley Rd	30		
SUB12-0024	2012-06-13	3371, 3377, 3379 Happy Valley Rd (Summerstone)	69	2012-08-03	51
SUB12-0023	2012-06-12	2490 Jeanine Dr	1	2012-07-30	48
SUB12-0022	2012-06-11	2251 Millstream Rd	4		

Approving Officer

Subdivision Applications Received (con't)

SUB12-0021	2012-06-11	903 Tayberry Terr	60	2012-07-30	49
SUB12-0020	2012-06-04	525 and 529 Langvista Dr	6	2012-09-24	112
SUB12-0019	2012-05-31	2381 and 2389 Fleetwood Crt	10	2012-09-19	111
SUB12-0018	2012-05-30	1205 Parkdale Dr, Westhills Core (YMCA)	1		
SUB12-0017	2012-05-30	1021 and 1031 Dunford Ave	0	2012-09-27	120
SUB12-0016	VOID	VOID	0		
SUB12-0015	2012-07-20	925, 927, 931 Walfred Rd	41	2012-07-20	0
SUB12-0014	2012-05-08	Strata3049	16		
SUB12-0013	2012-05-07	940 and 949 Flatman Ave	26	2012-07-05	59
SUB12-0012	2012-04-19	963 Walfred Rd	1	2012-06-08	50
SUB12-0011	2012-04-16	957 Walfred Rd	9	2012-07-05	80
SUB12-0010	2012-04-30	3238 Lodmell Rd	1		
SUB12-0009	2012-04-12	993 and 995 Furber Rd	2		
SUB12-0008	2012-03-22	2061 Hedestone Lane (Upper Hedgestone)	11	2012-05-03	42
SUB12-0007	2012-04-23	3344 Hazelwood Rd	15	2012-06-08	46
SUB12-0006	2012-02-14	Galloping Goose/MFI/1040 Marwood Ave	0	2012-06-22	129
SUB12-0005	2012-02-10	3262 and 3264 Happy Valley Rd	9	2012-03-02	21
SUB12-0004	2012-02-06	2524 Mill Hill Rd	3	2012-03-02	25
SUB12-0003	2012-01-19	2486 Jeanine Dr	1	2012-03-02	43
SUB12-0002	2012-01-11	2135 Gourman Pl	2		
SUB12-0001	2012-01-10	Upper Hedestone	61	2012-05-10	121
		TOTAL LOTS 2012	663	Average Days	66.9189

Approving Officer

Subdivision Applications Approved

Project #	Development Name	Application Date	Date Entered	First Soc Issued Date	Last Soc Issued Date	Mylar Date
SUB09-32	413 Coralee Pl		Jul 09, 2010	Feb 08, 2010		Feb 20, 2012
SUB10-0002.28	3061 Langford Lake Rd	Jan 11, 2010	Jul 09, 2010	Mar 05, 2010	Mar 05, 2010	Nov 06, 2012
SUB10-0006	2526 Mill Hill Rd	Feb 10, 2010	Jul 09, 2010	Mar 23, 2010		Sep 27, 2012
SUB10-0010	245 Adina Ave	Mar 05, 2010	Jul 09, 2010	Jan 13, 2011		Aug 27, 2012
SUB10-0011	920, 924, 928, 929, 932, 936, 937, 940, 944, 945, 947, 948, 951, 952 Aqua Crt	Jan 22, 2010	Jul 09, 2010	Apr 20, 2010	Apr 20, 2010	Feb 20, 2012
SUB10-0019	1000, 1004, 1008, 1012, 1016, Guenter Pl, 3601, 3605, 3606, 3609, 3610, 3611, 3614, 3615, 3618 Lavender Field Grn, 1020 Loma Unds Dr	Apr 20, 2010	Jul 09, 2010	Oct 12, 2010		May 24, 2012
SUB10-0027	3337 and 3347 Hawthorn Rd	Feb 23, 2010	Jul 09, 2010	Mar 23, 2010		Dec 07, 2012
SUB10-0036	2585 Selwyn Rd	Jul 26, 2010	Jul 28, 2010	Sep 30, 2010		Feb 28, 2012
SUB10-0036	2585 Selwyn Rd	Jul 26, 2010	Jul 28, 2010	Sep 30, 2010		Feb 20, 2012
SUB10-0043	2778 and 2780 Kingswood Rd		Aug 26, 2010			Jul 12, 2012
SUB10-0048	918 Oade Rd	Aug 24, 2010	Sep 10, 2010	Nov 18, 2010		Jan 27, 2012
SUB10-0050	Strata V53096, 2800 Lake End Rd, 2787 and 2793 Lakeshore Pl, 1293 Goldstream Ave		Oct 18, 2010			Feb 13, 2012
SUB11-0003	2953 Glen Lake Rd	Feb 01, 2011	Jan 19, 2011	Feb 22, 2011		Feb 14, 2012
SUB11-0009	956, 958, 960, 962 Shaw Ave	Mar 28, 2011	Mar 25, 2011	May 11, 2011		Oct 26, 2012
SUB11-0011	900, 904 & 908 Isabell Ave, 3233, 3237, 3241 Mono Crt	Apr 18, 2011	Apr 13, 2011	May 31, 2011		Apr 27, 2012
SUB11-0014	2953 Glen Lake Rd	May 12, 2011	May 05, 2011	Jul 11, 2011		Feb 14, 2012
SUB11-0017	1023 Marwood Ave	Jun 16, 2011	Jun 03, 2011	Aug 26, 2011		Apr 27, 2012
SUB11-0020	2305 Marion Ridge, 2443, 2430, 2452, 2454, 2456 Prospector Way, 907, 910, 911, 914, 915, 918, 919, 922, 926 Neil Hamerton Pl	Jul 11, 2011	Jul 06, 2011	Aug 23, 2011		Sep 15, 2012
SUB11-0021	1170 Pinelawn Ave Road	Jul 11, 2011	Jul 08, 2011	Aug 22, 2011		Jun 05, 2012
SUB11-0023	Deer Mountain-Carewest-Canadian Horizons-2251, 2255, 2259, 2263, 2267, 2271, 2275 Nicklaus Dr	Sep 19, 2011	Aug 30, 2011	Nov 17, 2011		Mar 08, 2012
SUB11-0026	909 Brook Ave	Sep 19, 2011	Sep 07, 2011	Jan 18, 2012		Jul 11, 2012
SUB11-0027	976 and 978 Weaver Pl	Sep 23, 2011	Sep 09, 2011	Oct 11, 2011		Jul 05, 2012
SUB11-0028	Phase 2 of SUB10-0028: 3350 Happy Valley Rd, 3352-66 Radiant Way	Sep 22, 2011	Sep 14, 2011	Sep 22, 2011		Aug 28, 2012
SUB11-0030	971 Glen Willow Pl	Oct 25, 2011	Sep 15, 2011			Feb 23, 2012
SUB11-0031	1175 Natures Gate and 2220 Spirit Ridge Dr	Nov 17, 2011	Sep 30, 2011	Jan 16, 2012		Jul 10, 2012
SUB11-0036	3354 Piper Rd	Oct 26, 2011	Oct 21, 2011	Nov 15, 2011		Feb 10, 2012
SUB11-0038	996, 1000, 1002, 1004, 1006, 1008 Foothills Pl	Nov 24, 2011	Nov 07, 2011	Feb 08, 2012		Oct 26, 2012
SUB11-0039	631, 633, 635 Rason Rd	Nov 29, 2011	Nov 08, 2011			Apr 16, 2012
SUB12-0004	2524 Mill Hill Rd	Feb 21, 2012	Feb 06, 2012	Mar 02, 2012	Mar 02, 2012	Sep 28, 2012
SUB12-0008	2027, 2031, 2035, 2039, 2043, 2047, 2051, 2055, 2059, 2061, 2063, 2067, 2071 Hedgestone Lane	Apr 24, 2012	Mar 22, 2012	May 03, 2012		Jul 10, 2012
SUB12-0012	963 Welford Rd	Apr 25, 2012	Apr 19, 2012	Jun 08, 2012		Nov 28, 2012
SUB12-0014	2271, 2277, 2279 Happy Valley Rd	Jun 20, 2012	Jun 13, 2012	Aug 02, 2012		Dec 07, 2012
SUB12-0018	3467 Happy Valley Rd and 941 Flatman Ave	Jun 25, 2012	Jun 20, 2012	Nov 30, 2012		Nov 29, 2012
SUB12-0020	2660, 2661, 2666 Goldstone Hts	Jun 26, 2012	Jun 20, 2012	Jul 02, 2012		Jul 02, 2012

Capital Project Highlights

1. Installation of bike lanes throughout various locations in the City.



2. Completion of Peatt Road sidewalk infill and 200m of additional sidewalk



Capital Project Highlights

3. Installation of Landscaping Improvements throughout various locations in the City.



4. Completion of Wilshire and Sunheights Drain Works



Capital Project Highlights

5. Completion of Beautification and Wayfinding Projects, Beautification Projects, including Kiosks, Welcome to Langford Signage, Bus Stop Improvements and Landscaping



6. Installation of New Trailhead Bollards at Various Locations throughout the City



Parks Department

Overview

- ◆ Completed Rugby Canada Centre of Excellence
- ◆ Americas Rugby Cup held in Langford Canada
- ◆ Upgrades to Parks and Lakes
- ◆ Additional beautification projects completed throughout Langford
- ◆ Cycling Masterplan features added to enhance Green Transportation Network

Capital Projects

Central Langford:

Greening of the Downtown Core

- ◆ Upgraded the Vancouver Island Rail Langford Station for Official Provincial/Federal and Local government announcement of funding.
- ◆ Upgraded intersection at Jacklin Road and Goldstream Avenue
- ◆ Upgraded irrigation in Phase one of Goldstream (Jacklin to Peatt)

Langford Lake Aerator - Funding for the installation of the aerator was a partnership with the Province, HCTF, Westhills, Bear Mountain, City of Langford and other local businesses. It is successfully improving lake water quality which benefits fishing and swimming activities and the lake's ecology overall.

City Center Park

- ◆ Rugby Canada Centre of Excellence Building completed and opened January 2012. Staff main offices, storage, scrimmage area, turf fields and weight/medical facility were all part of this project to be the new home of Rugby Canada.
- ◆ Hosted, for the first time in Canada, a very successful Americas Rugby Cup at Westhills Stadium. National teams from Canada, USA, Argentina and Uruguay competed for the America's Cup.

Centennial Park – Installation of an Explorer Dome state of the art climbing structure for children age 5 -12 years, accessible rubber safe surface, picnic tables, information kiosk and pathways. City of Langford was the recipient of a \$22,000 Tire Stewardship BC grant for this project.

South Langford:

Glen Lake Beach Park – The City received \$384,000 grant funding from the Ministry of Community, Sport and Culture in 2012 to upgrade a two acre park on the west shore of Glen Lake. Improvements included new accessible pathways, parking, playground and picnic area and swimming beach, a small craft boat ramp, and rain garden. The park will be completed in 2013 with the construction of a public washroom and small pier in the dog exercise area.

Parklands Park – The City of Langford worked with Westhills Land Corp. to build a new playground for children all ages and green space in Westhills adjacent to the Parkdale Connector. The park borders the Trans Canada Trail and a landscaped storm water detention pond that attracts wildlife year round, with a covered foot bridge. The park has been a destination park enjoyed by families from all over Greater Victoria.

Parks Department

Welcome to Langford – Langford Sign restored and relocated from downtown to Glen Lake Road and Sooke Road. Trail connection to Galloping Goose created and additional landscaping/flowers added at this location.

Belmont Dry Grad- Worked with Belmont grads to restore vegetation at Luxton pond. The work involved removing invasive plants and replanting pond area with native vegetation and trees. \$10,000 donated to Belmont for their Dry Grad celebration.

North Langford:

Millstream Overpass- Removed invasive species and clean-up two islands. Replanted additional Gary Oak trees and mulched beds. Winter lights added to these two locations.

Ponds Landing- Repaired fountain and upgraded small natural pond area at Bear Mountain Plaza.

Natural Restoration- Removed broom in various parks throughout Bear Mountain accompanied with the planting of additional trees.

Neighbourhood Beautification Projects – Nine projects were designed and installed throughout Langford and included plazas, information kiosks, plantings, trailheads, and cycling rest stops. Engineering and Parks Depts. jointly ran this project to enhance the City's Green Transportation Network.

Administrative Projects: The Parks department began to migrate its extensive digital filing to the new Sharepoint site in December of 2012. It is anticipated to take approximately 3- 4 months due to the volume of records.

Administration Department

Council Meetings:	<u>Number</u>
Regular Council Meetings	20
Special Council Meetings	3
Special 'In Camera'	20
Committee of the Whole	0
Committee Meetings	
Planning, Zoning and Affordable Housing	16
Protective Services	2
Transportation & Public Works	5
Administration & Finance	4
Parks, Recreation, Culture & Beautification	4
Bylaws:	
Adopted in 2012	61
Started in 2012	67
Types of Bylaws:	
OCP Amendments	3
Zoning Amendments	35
Public Hearings	36
Financial	13
Regulatory Amendments	2
Sewer	0
Other	7

Personnel

- ☞ 91 active employees working as of December 31st, 2012
- ☞ 1 employee on Long Term Disability in 2012
- ☞ 10 new positions recruited in 2012

Property Purchases \$816,333.43

Property Dispositions \$2,714,832.00

Bylaw Enforcement Department

Overview

Statistical tracking enables City administration and Mayor and Council to monitor the department's effectiveness, officer performance, and trends in community calls for service over the year. In 2012 the Department opened 474 case files on matters such as land use, permitting, traffic, noise, burning, unsightly premise, and other breaches of community standards. More than 88% of the problems were fully rectified by year-end.



The department's Complaint Management System ensures the most efficient use of resources. Officers stringently review written complaints and many more phone reports. Frivolous, retaliatory and non-jurisdictional items are eliminated and action is reserved for more serious City matters affecting a higher number of citizens. While enforcement of some bylaws takes a low priority, every valid complaint is investigated and problems posing a public safety risk are swiftly actioned.

Education is expected to form the backbone of all responses. The department's complaint system is founded on prompt, personable replies from professional Bylaw Enforcement Officers - it's a Langford tradition.

Statistics *Figure 1* (next page) tabulates 2012 activity statistics. The following is a brief analysis:

False Alarms: In 2012 there were 614 false (intrusion) alarm or system registration matters dealt with. West Shore RCMP estimate that every false alarm unnecessarily ties up a constable for an hour if an owner can't be reached by phone.



Fireworks: A strict and uniform Westshore bylaw has greatly reduced firework damage to persons and property in recent years.

Zoning: Enforcement of the Zoning Bylaw accounted for 131 cases in both 2011 and 2012. Many involved illegal suites and land use, but derelict cars and exposed auto parts remain a Council priority.

Clandestine Labs: Stringent remediation of clan-lab and grow-op properties through enforcement has greatly reduced frequency of these contraventions over the past three years.

Bylaw Enforcement Department



Traffic: As in past years, parking concerns predominated in the 1145 traffic matters dealt with in 2012. The tally of 1087 parking issues (up from 887 in 2011) ranged from simple verbal warnings to the management of parking for entire neighbourhoods in some cases. A priority is ensuring clear access to homes in those neighbourhoods with minimal street width and limited parking. Unimpeded emergency response and service delivery (snow-plows, garbage trucks) is imperative.

Noise: The reduction of chronic noise disturbances in residential neighbourhoods is always a large concern for Langfordites. The department works with all parties to reduce the incidence and also increase the tolerance of noise, so all parties involved may reasonably enjoy their properties. Due to the rapid development of the City overall, many enquiries were placed regarding permitted hours for construction noise, but only nineteen new cases were opened in 2012 compared to 75 social noise cases.

What the stats don't show: Officers perform an enormous amount of daily work that does not form part of the record. When circumstances do not warrant enforcement action, officers may still mediate between neighbours, advise on alternate solutions, or suggest other agencies that might help - anything to assist Langford citizens to a greater enjoyment of City life.

Fig.1: 2011/2012 Bylaw Enforcement Departmental Activity by Complaint Type

	2012	2011		2012	2011		2012	2011
TRAFFIC (total)	1145	1047	FALSE ALARM	614	664	Miscellaneous	16	22
parking	163	227	BUILDING	8	18	SIGN	10	17
chattel	17	49	BUSINESS LICENCE	3	3	TRUCK ROUTE	32	41
other	41	112	FIREWORKS	3	4	PARKS	5	9
warning notices (other than file matters)	924	659	CLANDERSTINE LAB (grow ops)	3	0	UNSIGHTLY PREMISES	29	67
ZONING (total)	131	131	NOISE (total):	75	65	BURNING & FIRE REGS	57	51
suites	9	20	- construction	19	7	ANIMAL CONTROL (in house)	12	3
land use	21	35	- social	56	56			
occupy accessory	4	1	DEVELOPMENT PERMIT	6	9			
unlicensed vehicles of parts	90	72	WATERCOURSE PROTECTION	10	5			
home occupation	7	2	GRAFFITI	17	26			

CRD Bylaw ~ Animal Control



Overview

Langford Council contracts a range of animal control services from the Capital Regional District Animal Care Services Department, along with many of the region's municipalities. Monthly and annual activity is reported by CRD Animal Care Services to the Manager of Municipal Enforcement at Langford.

The contract includes management of dog licensing, the provision of pound services, and 7-day-a-week enforcement of the City's Animal Control Bylaw. Value-added services are also included: for

example, Animal Care Services co-operates with volunteer animal welfare and adoption agencies to ensure the best possible chance for found, surrendered and un-claimed animals. Animals available for adoption are regularly featured on the CRD website.

New for 2011 and carried throughout 2012, the Animal Control Bylaw was amended in the interest of improving public health. Owners must now "scoop" droppings everywhere, dogs are prohibited from sport facilities (play-fields especially), and in summer dogs cannot be on public beaches.

ANIMAL CONTROL SERVICES	2012	2011
PATROL HOURS	1397	1166
COMPLAINTS	503	459
Cats	41	39
Livestock	2	1
Dogs TOTAL	316	393
at large	175	232
Biting	49	54
Barking	92	107
Other Animals	42	26
ENFORCEMENT ACTIONS	294	213
IMPOUNDS	114	93
Cat	33	25
Dog	80	67
Other	1	1
POUND ACTIVITY		
Dogs		
To rescue agency	6	5
Adopted	6	2
Euthanized	1	2
Return to owner	68	68
Cats		
To rescue agency	14	9
Adopted	15	6
Euthanized	1	2
Return to owner	6	4





West Shore RCMP Detachment

Langford Monthly Policing Report for December 2012

PROTECTED "A"

Monthly Report - December 2012		TOTAL		% Change		ACTUAL		% Change		CLEARED		CLEARANCE RATE		TOTAL YTD (Cal)		% Change	
Crimes Against the Person		2011	2012			2011	2012			2011	2012	2011	2012	2011	2012		
Arson		0	1	100%		0	1	100%		-	0	-	0%	8	18		125%
Assaults		37	34	-8%		14	10	-29%		13	5	93%	50%	373	409		10%
Robbery		2	6	200%		1	3	200%		0	0	0%	0%	24	38		58%
Sex Offences		10	5	-50%		1	3	200%		1	1	100%	33%	81	69		-15%
Weapons Offences		5	5	0%		1	4	300%		1	1	100%	25%	70	83		19%
Total		54	51	-6%		17	21	24%		15	7	88%	33%	556	617		11%
Crimes Against Property																	
B&E - Business		3	7	133%		1	6	500%		0	1	0%	17%	40	44		10%
B&E - Residence		9	11	22%		2	7	250%		0	2	0%	29%	95	120		26%
B&E - Other		2	0	-200%		2	0	-200%		0	-	0%	-	17	26		53%
Theft of Motor Vehicle		8	8	0%		2	2	0%		1	1	50%	50%	102	88		-14%
Theft from Vehicle		3	30	900%		2	26	1200%		0	0	0%	0%	226	314		39%
Other Theft O/5000		1	1	0%		0	1	100%		-	0	-	0%	9	34		278%
Other Theft U/5000		25	30	20%		19	22	16%		3	4	16%	18%	277	331		19%
Shoplifting		37	11	-70%		31	8	-74%		23	5	74%	63%	201	239		19%
Mischievous to Property		31	50	61%		28	41	46%		4	8	14%	20%	576	588		2%
Total		119	148	24%		87	113	30%		31	21	36%	19%	1543	1784		16%
Traffic Offences																	
Non-Fatal Crashes Resulting in Injury		12	12	0%		12	12	0%		5	6	42%	50%	95	96		1%
Crashes Resulting in Fatality		0	0	0%		0	0	0%		-	-	-	-	1	1		0%
Impaired Op MV		51	27	-47%		8	4	-50%		8	3	100%	75%	443	418		-6%
Total		63	39	-38%		20	16	-20%		13	9	65%	56%	539	515		-4%
Other Offences & Occurrences																	
Cause Disturbance		25	24	-4%		14	14	0%		12	5	86%	36%	289	291		1%
Drug Possession		8	18	125%		4	12	200%		4	10	100%	83%	145	179		23%
Drug Trafficking		2	5	150%		0	2	200%		-	1	-	50%	71	81		14%
Drug Production		0	2	200%		0	1	100%		-	0	-	0%	16	22		38%
Total		35	49	40%		18	29	61%		16	16	89%	55%	521	573		10%
Domestic Violence																	
Mental Health Act		15	17	13%										139	160		15%
TOTAL FILES FOR DECEMBER		21	24	14%										154	269		75%
(including categories not shown above)		721	780	8%										9277	10501		12%

This information is the property of the West Shore RCMP and may not be disseminated without prior consent of the author.

Prepared by: Criminal Intelligence Unit
West Shore RCMP



West Shore RCMP Detachment

West Shore Monthly Policing Report for December 2012

PROTECTED "A"

West Shore Monthly Report - December 2012		TOTAL		%Change		ACTUAL		% Change		Cleared		CLEARANCE RATE		TOTAL YTD (Cal)		% Change	
		2011	2012			2011	2012			2011	2012	2011	2012	2011	2012		
<i>Crimes Against the Person</i>																	
Arson		1	2	100%		1	2	50%		0	1	0%	50%	14	35	150%	
Assaults		72	58	-19%		26	17	-53%		24	11	92%	65%	720	697	-3%	
Robbery		3	10	233%		2	4	50%		0	0	0%	0%	55	68	24%	
Sex Offences		19	9	-53%		1	5	80%		1	1	100%	20%	133	124	-7%	
Weapons Offences		8	6	-25%		2	4	50%		1	1	50%	25%	151	157	4%	
Total		103	85	-17%		32	32	0%		26	14	81%	44%	1073	1081	1%	
<i>Crimes Against Property</i>																	
B&E - Business		5	8	60%		3	7	57%		1	1	33%	14%	68	97	43%	
B&E - Residence		18	18	0%		7	10	30%		0	2	0%	20%	185	248	34%	
B&E - Other		3	2	-33%		3	2	-50%		0	0	0%	0%	28	44	57%	
Theft of Motor Vehicle		12	9	-25%		4	3	-33%		1	2	25%	67%	182	153	-16%	
Theft from Vehicle		16	51	219%		13	46	72%		0	0	0%	0%	507	664	31%	
Other Theft O/5000		2	1	-50%		1	1	0%		0	0	0%	0%	16	45	181%	
Other Theft U/5000		45	52	16%		34	37	8%		4	6	12%	16%	526	592	13%	
Shoplifting		44	12	-73%		37	8	-363%		28	5	76%	63%	281	293	4%	
Mischief to Property		71	75	6%		58	59	2%		10	11	17%	19%	1017	994	-2%	
Total		216	228	6%		160	173	8%		44	27	28%	16%	2810	3130	11%	
<i>Traffic Offences</i>																	
Non-Fatal Crashes Resulting in Injury		26	20	-23%		26	20	-30%		12	9	46%	45%	205	232	13%	
Crashes Resulting in Fatality		0	0	0%		0	0	0%		0	0	0%	0%	1	4	300%	
Impaired Op MV		88	64	-27%		14	12	-17%		14	9	100%	75%	826	774	-6%	
Total		114	84	-26%		40	32	-25%		26	18	65%	56%	1032	1010	-2%	
<i>Other Offences & Occurrences</i>																	
Cause Disturbance		33	39	18%		18	22	18%		14	11	78%	50%	477	443	-7%	
Drug Possession		17	21	24%		8	14	43%		8	12	100%	86%	271	319	18%	
Drug Trafficking		5	7	40%		2	3	33%		2	1	100%	33%	98	132	35%	
Drug Production		1	2	100%		0	1	100%		0	0	0%	0%	40	36	-10%	
Total		56	69	23%		28	40	30%		24	24	86%	60%	886	930	5%	
Domestic Violence		29	30	3%										272	276	1%	
Mental Health Act		35	49	40%										332	522	57%	
TOTAL FILES FOR DECEMBER (including categories not shown above)		1337	1375	3%										17017	18594	8%	

This information is the property of the West Shore RCMP and may not be disseminated without prior consent of the author.

Prepared by: Criminal Intelligence Unit
West Shore RCMP



West Shore RCMP Detachment

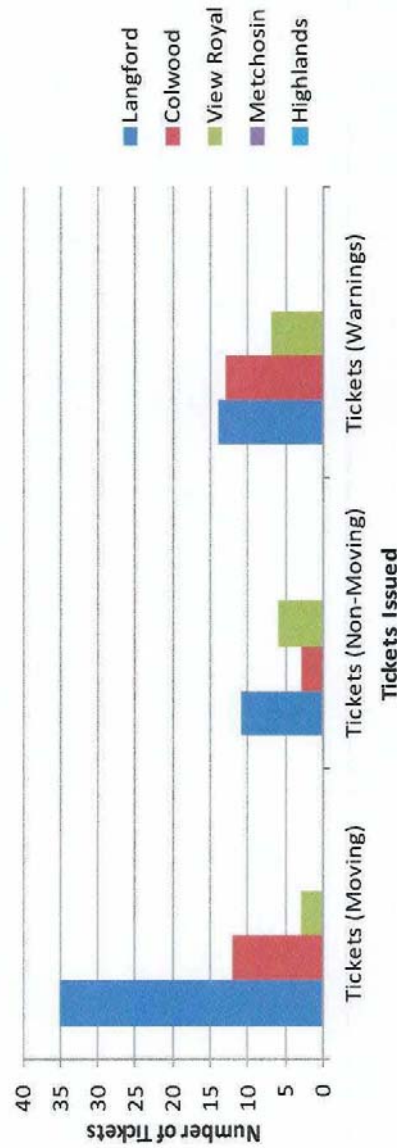
West Shore Traffic Statistics for December 2012

PROTECTED "A"

All Traffic Related Offences and Tickets for the West Shore and Municipalities – December 2012

	Langford	Colwood	View Royal	Metchosin	Highlands	West Shore
Tickets (Moving)	35	12	3			50
Tickets (Non-Moving)	11	3	6			20
Tickets (Warnings)	14	13	7			34
90 Day Prohib w Fail	1	2	3			6
90 Day Prohib-Refuse						
30 Day Prohib -Warn						
7 Day Prohib-Warn w VI						
3 Day Prohib-Warn w VI						
3 Day Prohib-Warn w/o VI						
24 Hr Prohib-Alcohol		1				1
24 Hr Prohib-Drugs						

Tickets Issued in West Shore - December 2012



Prepared by: Criminal Intelligence Unit
West Shore RCMP

This information is the property of the West Shore RCMP and may not be disseminated without prior consent of the author.

Police Services ~ RCMP

Guard Room Stats Month Ending December 2012

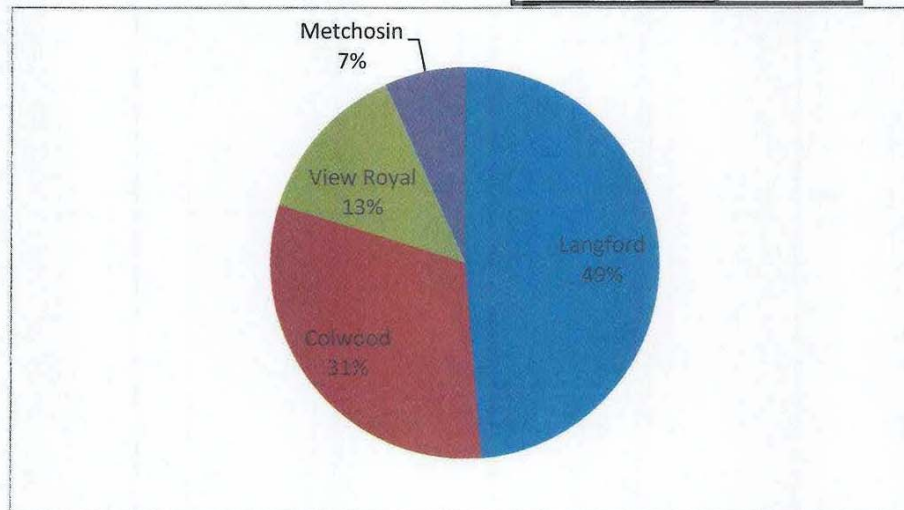
MONTH						
Municipality	SIPP	CRIMINAL CODE ARRESTS	OTHER P.D.	ADULT	YOUNG OFFENDER	TOTAL
Colwood	5	3		8	0	8
Langford	21	20		35	6	41
View Royal	3	3		3	3	6
Provincial	4	10		12	2	14
TOTALS	33	36	4	58	11	69

YEAR TO DATE						
Municipality	SIPP	CRIMINAL CODE ARRESTS	OTHER P.D.	ADULT	YOUNG OFFENDER	TOTAL
Colwood	62	51		91	22	113
Langford	232	194		346	80	426
View Royal	50	39		79	10	89
Provincial	29	139		148	20	168
Totals	373	423	13	664	132	796

	Month	Year To Date
Guard Hours	624.5	2835
Meals	54	607

Police Services ~ RCMP

CRIMINAL RECORD CHECKS FOR DECEMBER 2012				
MUNICIPALITY	VOLUNTEERS	PAID	APPLICANTS	TOTAL
			IN TOTAL	
Langford	27	36	63	\$ 1,800.00
Colwood	15	23	0	\$ 1,150.00
View Royal	7	10	17	\$ 500.00
Metchosin	4	5	9	\$ 250.00
Highlands			0	\$ -
Songhees Nation			0	\$ -
Esquimalt Nation			0	\$ -
Other			0	\$ -
TOTAL			89	
			TOTAL	\$ 3,700.00
			Volunteers at \$50	\$ -
			Possible Total	\$ 3,700.00



		NoChg	APPLICANTS	TOTAL
MUNICIPALITIES	Langford		4	\$ 200.00
	Colwood		3	\$ 150.00
	View Royal		1	\$ 50.00
	Metchosin		2	\$ 100.00
	Highlands			\$ -
	Songhees Nation			\$ -
	Esquimalt Nation			\$ -
	Other			\$ -
	TOTAL	0	10	
			TOTAL	\$ 500.00
			GRAND TOTAL	\$ 4,200.00

2012 Results

Objectives: That Council establish the following as its Statement of Municipal Objectives for 2012.

Measures: Measures that will be used to determine progress respecting those objectives.

Results: Results for 2012 based on measures for objectives.

A. Objective	Beautification – to improve the boulevard landscaping on various roads in Langford
A. Measure	To complete the landscaping at these various locations for beautification purposes
A. Result	Completed
B. Objective	Beautification and Wayfinding – to assist people using the City’s trails around Langford and advertise ourselves
B. Measure	Completion of the installation of trailhead bollards and directional signage to help residents and shoppers find all the amenities the city has to offer
B. Result	Annual budgeted portion complete
C. Objective	Beautification – Signage
C. Measure	installation of new sign at Valley View Estates
C. Results	Complete
D. Objective	Beautification – Installation of miscellaneous new signage to improve the visibility of land mark locations and parks
D. Measure	continuation of beautification and way finding throughout the city
D. Result	Complete
E. Objective	Sidewalk Improvement - additional 200m of sidewalk on Peatt Road to improve the safety for pedestrian movement on Peatt Road south of Goldstream Avenue (carry-over from 2010)
E. Measure	To provide pedestrian improvements on Peatt Road south of Goldstream
E. Result	Complete
F. Objective	Green City Strategies – improving pedestrian mobility within the City and improve safer modes of transportation
F. Measure	To compliment green initiatives by constructing alternative transportation multi-use lanes
F. Result	Completion of 4.8 km of multi-use pedestrian/bicycle lanes within the City of Langford
G. Objective	Leigh Road Interchange Phase 1B - grading, paving, utility and finishing contract was awarded to Windley Contracting Ltd. (8.3M)
G. Measure	To complete the grading, paving, utility and finishing of the Leigh Road Interchange.
G. Result	Ongoing works

2012 Results

H. Objective	Triangle Mountain Upgrade, Walfred Road culvert replacement – to have long term planning for stormwater assessment and control in this area
H. Measure	To standardize and improve driveway culverts including removal of any unnecessary for access and re-grade and armour roadway ditches and shoulders to prevent future washouts and exposure of CRD water-main
H. Result	Ongoing
I. Objective	Sidewalk Infill Program – to improve active transportation
I. Measure	Completion of sidewalks in areas that include schools, trail connections, and high pedestrian traffic areas
I. Result	Annual budgeted portion complete.
J. Objective	Construction of drain works on Willshire and Sunheights
J. Measure	To improve the drainage in these areas.
J. Result	Complete
K. Objective	Street furniture to provide a higher level of service for the public at little cost
K. Measure	For the installation of benches at transit stops in Langford
K. Result	Annual budgeted portion complete
L. Objective	Bus Stop Improvements and Landscaping – Jacklin Road at Station Road
L. Measure	Continuation of the landscaping and transit stop improvement in Langford
L. Result	Complete
M. Objective	Miscellaneous culverts, drainage – replacements/upgrades
M. Measure	To improve drainage capacity and upgrade the South Langford Stormwater Management Plan to incorporate work done since 2007 and ongoing external opinions as needed
M. Result	Annual budgeted portion complete
N. Objective	Miscellaneous service connections – to provide service to amenity lots
N. Measure	For the installation of service connections related to development
N. Result	Ongoing
O. Objective	Weather Monitoring Equipment – to improve response times for winter conditions and monitor flood conditions
O. Measure	Installation of a weather station for monitoring snow and ice conditions for high elevation residential areas and monitor flood conditions
O. Result	Annual budgeted portion complete
P. Objective	Triangle Mountain Upgrade, Walfred Road culvert replacement – to have long term planning for stormwater assessment and control in this area
P. Measure	To standardize and improve driveway culverts including removal of any unnecessary for access and re-grade and armour roadway ditches and shoulders to prevent future washouts and exposure of CRD water-main
P. Result	Ongoing

2012 Results

- Q. Objective Station Avenue drainage and parking – to continue to provide adequate transit oriented areas
- Q. Measure To address concerns on Station Avenue regarding drainage and parking as needed throughout the year
- Q. Result Monitoring ongoing
- R. Objective Seepage pits – to improve stormwater infiltration in low areas where piping is impractical
- R. Measure To install soak away manholes with attached catch basins to eliminate roadway flooding and or ponding at land-locked locations as approved by the Director of Engineering
- R. Result Annual ongoing project
- S. Objective Miscellaneous property acquisition – to improve the City’s ability to minimize liability and improve infrastructure
- S. Measure As required property needed primarily for roads and sidewalks
- S. Result Ongoing
- T. Objective Treanor and Bellamy Intersection Improvements – to improve traffic flow
- T. Measure The intersection is complicated due to the bridge and the intersection not at 90 degrees
- T. Result Ongoing.
- U. Objective Jenkins Avenue improvements – to improve traffic flow and pedestrian safety
- U. Measure For sidewalk and bike lane construction and for improved driving lanes
- U. Result Ongoing
- V. Objective Goldstream Avenue pedestrian refuge – Council resolution of December 2009 to include in the budget, with staff instructed to find funding in ICBC or other sources
- V. Measure To have a controlled cross walk on Goldstream Avenue at Langford Lake Park
- V. Result Grant Dependent, ongoing
- W. Objective Interactive Map Goldstream – to continue to improve our downtown core and provide a welcoming atmosphere
- W. Measure Continuation of Goldstream improvements
- W. Result Annual budgeted portion complete

Objectives & Measures 2013

- A. Objective Storm Drain Master Planning - the City cross references this plan for both capital project planning and to help with the land development planning
- A. Measure To compliment storm water planning already underway and to coordinate with Bylaw 1000 requirements. This is a carryover project

- B. Objective Walfred Road Cross Culvert – long term planning for stormwater assessment and control in this area
- B. Measure To install a cross culvert at 918 and 919 Walfred Road

- C. Objective Ernhill to Glen Lake Drainage Improvement – long term planning for stormwater assessment and control in this area
- C. Measure To install a sequence of storm drain pipes to improve drainage Triangle Mountain to Glen Lake

- D. Objective Sunheights Drainage Improvement – to improve drainage and a series of trench dams
- D. Measure To correct uncontrolled underground water discharge and undermining in the road

- E. Objective Miscellaneous culverts, drainage replacements/upgrades
- E. Measure To reduce frequency of flooding attributable to City drainage flows. Willshire/Lodmell failed culvert requiring repair in storm right of way

- F. Objective Bear Mountain Parkway Barrier Upgrade – to improve safety
- F. Measure To improve protection on a steep portion of Bear Mountain Parkway where the barrier has been repeatedly damaged

- G. Objective Green City Strategies – to improve pedestrian mobility within the City and to provide safer modes of transportation
- G. Measure To compliment green initiatives by constructing alternative transportation multi use lanes

- H. Objective Sidewalk Infill Program – to improve active transportation
- H. Measure Completion of sidewalks in areas that include schools, trail connections, high pedestrian traffic areas and is funded through development contributions

- I. Objective Wayfinding – To assist people getting around Langford and advertise the City
- I. Measure To install directional signage throughout the City to help residents and shoppers find all the amenities our community has to offer

- J. Objective Street Furniture – To provide a higher level of service for the public at little cost
- J. Measure To install benches at transit stops in Langford

- K. Objective Peatt Road Improvements – to improve the safety for pedestrian movement on Peatt Road south of Goldstream Avenue
- K. Measure Improvements on Peatt Road from Station Avenue to Hockley and for the continuation of works done in 2010 and 2011

Objectives & Measures 2013

- L. Objective Miscellaneous Service Connections – to provide service to amenity lots
- L. Measure The installation of service connections related to development

- M. Objective Weather Monitoring Equipment – to improve response times for winter conditions and monitor flood conditions. Pritchard Creek is the proposed location. This is the last monitoring station in a series proposed to date and is proposed for South Langford
- M. Measure To install weather station for monitoring snow and ice conditions for high elevation residential areas and monitor flood conditions

- N. Objective Seepage Pits – to improve stormwater infiltration in low areas where piping is impractical
- N. Measure Installation of soak away manholes with attached catch basins to eliminate roadway flooding and or ponding at land-locked locations as approved by the City Engineer

- O. Objective Traffic Signal Upgrades – to improve traffic flow and safety
- O. Measure To upgrading aging or failing traffic signal locations OR locations that require left turn signals, count down timers or audible signals including flashing pedestrian crossers on Millstream Road at Bear Mountain Parkway and Happy Valley Road at Turnstone Drive. Station Avenue/Dunford/Jacklin is proposed for 2013

- P. Objective Spencer Road Interchange Project – to remove traffic loading on Millstream Road and service future development areas
- P. Measure To complete Leigh Road works currently under construction along with the Leigh Road retaining wall (complete) and northbound on-ramp

- Q. Objective Pedestrian Overpass, Spencer and Trans-Canada Highway – to promote and increase safety for pedestrian traffic (only going forward if grant funded)
- Q. Measure To install a pedestrian overpass across the Trans-Canada Highway to serve the neighbourhood to the north

- R. Objective Savory School to Galloping Goose Multi-use Lane – to improve the pedestrian/cycling network in this area
- R. Measure For the completion of multi-use lane between Savory School and Atkins and the Galloping Goose crossing.

- S. Objective Shelby Drain Design - to improve drainage
- S. Measures To maintain the aging infrastructure

- T. Objective Matson Road Drain design and improvement – to repair and install proper catch basin and headwall
- T. Measures To repair and improve the aging infrastructure

CITY OF LANGFORD

**British Columbia
Canada**



Consolidated Financial Statements

Fiscal Year Ended December 31, 2012

Consolidated Financial Statements of

CITY OF LANGFORD

Year ended December 31, 2012



CITY OF LANGFORD

British Columbia Canada

Municipal Council

Mayor

Stewart Young

Councillors

**Denise Blackwell
Matt Sahlstrom
Lanny Seaton
Winnie Sifert
Lillian Szpak
Roger Wade**

Municipal Officers

Administrator

Jim Bowden, MPA

Treasurer

Steve Ternent, CGA

City Engineer

Michelle Mahovlich, M.Eng., P.Geo

City Planner

Matthew Baldwin, MCIP

Fire Chief

Bob Beckett, MA

Auditors

KPMG

Solicitors

Young Anderson

Bankers

Bank of Montreal

Police

RCMP-West Shore

CITY OF LANGFORD

Consolidated Financial Statements

Year ended December 31, 2012

Financial Statements

Management's Responsibility for the Consolidated Financial Statements	1
Independent Auditors' Report	2
Consolidated Statement of Financial Position	3
Consolidated Statement of Operations	4
Consolidated Statement of Change in Net Debt	5
Consolidated Statement of Cash Flows	6
Notes to Consolidated Financial Statements	7


MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated financial statements of the City of Langford (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board of The Canadian Institute of Chartered Accountants. A summary of the significant accounting policies are described in note 1 to the consolidated financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The City's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements. These systems are monitored and evaluated by management.

The Administration and Finance Committee meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

The consolidated financial statements have been audited by KPMG LLP, independent external auditors appointed by the City. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the City's consolidated financial statements.



Administrator

Treasurer



KPMG LLP
Chartered Accountants
St. Andrew's Square II
800-730 View Street
Victoria BC V8W 3Y7

Telephone (250) 480-3500
Telefax (250) 480-3539
Internet www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To the Mayor and Councillors of The City of Langford

We have audited the accompanying consolidated financial statements of The City of Langford, which comprise the consolidated statement of financial position as at December 31, 2012, the consolidated statements of operations, change in net debt and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of The City of Langford as at December 31, 2012, and its consolidated results of operations, its consolidated change in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants

May 6, 2013

Victoria, Canada

KPMG LLP, is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity.
KPMG Canada provides services to KPMG LLP.

CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2012, with comparative information for 2011

	2012	2011
Financial assets:		
Cash and cash equivalents (note 2)	\$ 16,300,538	\$ 11,790,206
Property taxes receivable	3,738,343	3,215,811
Accounts receivable	5,899,417	7,025,151
Other assets	112,569	162,207
	<u>26,050,867</u>	<u>22,193,375</u>
Financial liabilities:		
Accounts payable and accrued liabilities	4,944,535	6,170,162
Prepaid property taxes and licences	456,016	485,202
Deferred revenue (note 3)	9,409,376	10,174,118
Refundable deposits	6,551,687	6,475,267
Debt (note 4):		
Short-term	16,750,000	11,750,000
Long-term	12,925,730	15,554,601
Capital lease obligations (note 4)	474,610	518,161
	<u>51,511,954</u>	<u>51,127,511</u>
Net debt	(25,461,087)	(28,934,136)
Non-financial assets:		
Tangible capital assets (note 5)	312,663,783	301,298,540
Sewer franchise agreement (note 6)	10,750,417	7,962,219
Land held for resale	5,472,866	6,157,060
Prepaid expenses	476,493	325,139
	<u>329,363,559</u>	<u>315,742,958</u>
Accumulated surplus (note 7)	\$ 303,902,472	\$ 286,808,822

Commitments and contingencies (note 5(a) and 11)

The accompanying notes are an integral part of these consolidated financial statements.


Treasurer

CITY OF LANGFORD

Consolidated Statement of Operations

Year ended December 31, 2012, with comparative information for 2011

	Financial Plan (unaudited - note 12)	2012	2011
Revenue:			
Taxation, net (note 8)	\$ 20,916,063	\$ 19,960,080	\$ 19,781,425
Development cost charges	2,992,000	2,824,428	2,015,112
Sewer capital recovery fees	-	3,348,245	2,556,204
Utility charges	5,000	5,000	5,000
Other	3,991,287	5,312,247	4,146,857
Licences and permits	2,060,500	1,787,254	2,014,027
Penalties and interest	570,000	347,789	588,385
Government transfers (note 9)	12,887,300	2,371,970	9,024,495
Commercial leasing	774,800	3,557,727	369,698
Casino	1,200,000	1,232,785	1,236,239
Investment earnings	60,000	99,295	41,293
Developer and property owner contributions	1,195,300	12,004,989	15,647,977
Gain on sale of tangible capital assets	-	485,312	-
Total revenue	46,652,250	53,337,121	57,426,712
Expenses:			
General government services:			
Legislative	528,300	288,443	484,569
Administrative	2,155,600	1,928,159	3,110,226
Other	1,055,600	1,088,406	960,948
	3,739,500	3,305,008	4,555,743
Protective services:			
Police and bylaw enforcement	5,657,400	5,225,618	4,617,338
Fire protection and emergency response	2,338,000	2,673,035	2,454,078
Building inspection and other	494,600	560,002	475,230
	8,490,000	8,458,655	7,546,646
Engineering and public works:			
Common services	1,005,100	829,158	791,584
Subdivision services	490,000	481,982	473,784
Roads, streets and storm drainage	4,675,700	7,761,403	6,797,507
	6,170,800	9,072,543	8,062,875
Community services:			
Environmental and development services	846,200	803,518	678,695
Recreation and cultural services	3,657,283	8,190,330	4,585,114
West Shore Parks and Recreation (note 13)	4,819,144	5,546,277	4,222,208
	9,322,627	14,540,125	9,486,017
Utility and enterprise services:			
Sewer infrastructure	-	560,047	552,348
Sewer maintenance	-	49	410
Debt interest	329,400	307,044	363,966
	329,400	867,140	916,724
Total expenses	28,052,327	36,243,471	30,568,005
Annual surplus	18,599,923	17,093,650	26,858,707
Accumulated surplus, beginning of year	286,608,822	286,808,822	259,950,115
Accumulated surplus, end of year	\$ 305,208,745	\$ 303,902,472	\$ 286,808,822

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Change in Net Debt

Year ended December 31, 2012, with comparative information for 2011

	Financial Plan (unaudited - note 12)	2012	2011
Annual surplus	\$ 18,599,923	\$ 17,093,650	\$ 26,858,707
Acquisition of tangible capital assets	(35,915,130)	(8,505,135)	(18,859,796)
Increase in land held for resale	-	(628,898)	(198,921)
Amortization of tangible capital assets	-	5,814,180	5,307,561
Gain on sale of tangible capital assets	-	(485,312)	-
Loss on sale of tangible capital assets	-	368,745	65,421
Proceeds on sale of tangible capital assets	-	1,251,836	4,144
Gain on sale of land held for sale	-	(234,990)	-
Proceeds on sale of land held for sale	-	1,548,082	-
Sewer capital recovery fees	-	(3,348,245)	(2,556,204)
Developer contributions of tangible capital assets	(760,590)	(9,539,430)	(10,972,343)
Change in proportionate share of West Shore	-	289,920	(956,812)
	(18,075,797)	3,624,403	(1,308,243)
Acquisition of prepaid expenses	-	(151,354)	(160,682)
Change in net financial assets (debt)	(18,075,797)	3,473,049	(1,468,925)
Net debt, beginning of year	(28,934,136)	(28,934,136)	(27,465,211)
Net debt, end of year	\$ (47,009,933)	\$ (25,461,087)	\$ (28,934,136)

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2012, with comparative information for 2011

	2012	2011
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 17,093,650	\$ 26,858,707
Items not involving cash:		
Amortization of tangible capital assets	5,814,180	5,307,561
Gain on sale of tangible capital assets	(485,312)	-
Loss on sale of tangible capital assets	368,745	65,421
Developer contributions of tangible capital assets	(9,539,430)	(10,972,343)
Sewer capital recovery fees	(3,348,245)	(2,556,204)
Gain on sale of land held for resale	(234,990)	-
Actuarial adjustment on debt	(289,978)	(309,406)
Change in proportionate share of West Shore	289,920	(956,812)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	(522,532)	1,341,510
Accounts receivable	1,125,734	329,167
Other assets	49,638	17,227
Accounts payable and accrued liabilities	(1,225,627)	(634,106)
Prepaid property taxes and licences	(29,186)	(58,637)
Deferred revenue	(764,742)	(255,320)
Refundable deposits	76,420	333,630
Prepaid expenses	(151,354)	(160,682)
	8,226,891	18,349,713
Capital activities:		
Acquisition of tangible capital assets	(8,505,135)	(18,859,796)
Increase in land held for resale	(628,898)	(198,921)
Proceeds on sale of land held for resale	1,548,082	-
Proceeds on sale of tangible capital assets	1,251,836	4,144
	(6,334,115)	(19,054,573)
Financing activities:		
Capital lease payments	(43,551)	(42,820)
Debt proceeds	5,000,000	4,700,000
Debt payments (West Shore)	(91,457)	(64,779)
Debt payments	(2,247,436)	(2,137,579)
	2,617,556	2,454,822
Increase in cash and cash equivalents	4,510,332	1,749,962
Cash and cash equivalents, beginning of year	11,790,206	10,040,244
Cash and cash equivalents, end of year	\$ 16,300,538	\$ 11,790,206
Supplemental cash flow information:		
Cash paid for interest	\$ 770,282	\$ 791,511
Cash received from interest	207,855	146,106

The accompanying notes are an integral part of these consolidated financial statements.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2012

The City of Langford (the "City") is incorporated and operates under the provisions of the British Columbia Local Government Act and the Community Charter of British Columbia.

1. Significant accounting policies:

The consolidated financial statements of the City are prepared by management in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board ("PSAB") of the Canadian Institute of Chartered Accountants. Significant accounting policies adopted by the City are as follows:

(a) Reporting entity:

The consolidated financial statements include the assets, liabilities, revenues and expenses of the reporting entity. The consolidated financial statements also include the City's proportionate interest in the West Shore Parks and Recreation Society ("West Shore"), an organization jointly controlled by the City. The City does not administer any trust activities on behalf of external parties.

(b) Basis of accounting:

The City 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 or services and/or the creation of a legal obligation to pay.

(c) Government transfers:

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made. Transfers received for which expenses are not yet incurred are included in deferred revenue.

(d) Deferred revenue:

Deferred revenue includes grants, contributions and other amounts received from third parties pursuant to legislation, regulation and agreement which may only be used in certain programs, in the completion of specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired.

Development cost charges are amounts which are restricted by government legislation or agreement with external parties. When qualifying expenditures are incurred development cost charges are recognized as revenue in amounts which equal the associated expenses.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

1. Significant accounting policies (continued):

(e) Refundable deposits:

Receipts restricted by third parties are deferred and reported as refundable deposits under certain circumstances. Refundable deposits are returned when the third party meets their obligations or the deposits are recognized as revenue when qualifying expenditures are incurred.

(f) Investment income:

Investment income is reported as revenue in the period earned. When required by the funding government or related Act, investment income earned on deferred revenue is added to the investment and forms part of the deferred revenue balance.

(g) Cash equivalents:

Cash equivalents include short-term highly liquid investments that are cashable on demand or have a term to maturity of 90 days or less at acquisition.

(h) Long-term debt:

Long-term debt is recorded net of related repayments and actuarial adjustments.

(i) 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 cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

Asset	Useful life - years
Land improvements	10 - 50
Buildings	25 - 70
Vehicles, machinery, equipment	5 - 25
Sewer and storm infrastructure	75 - 100
Roads infrastructure	10 - 75

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

1. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(i) Tangible capital assets (continued)

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

Amortization is charged annually, including in the year of acquisition and 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 also are recorded as revenue.

(iii) 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.

(iv) Interest capitalization

The City does not capitalize interest costs associated with the acquisition or construction of a tangible capital asset.

(v) Leased tangible capital assets

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred.

(vi) Inventory of supplies

Inventory of supplies held for consumption is recorded at the lower of cost and replacement cost.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

1. Significant accounting policies (continued):

(j) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating fair value of contributed tangible capital assets and in estimating provisions for accrued liabilities. Actual results could differ from these estimates.

2. Cash and cash equivalents:

	2012	2011
West Shore Parks and Recreation Society	\$ 957,002	\$ 929,831
Cash	5,343,536	3,860,375
Term Deposits	10,000,000	7,000,000
Total	\$ 16,300,538	\$ 11,790,206

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

3. Deferred revenue:

Deferred revenue, reported on the consolidated statement of financial position, is comprised of the following:

	2012	2011
Federal Gas Tax funds	\$ 498,107	\$ 633,832
Development cost charges	8,425,289	9,122,046
Hotel room tax	269,060	216,801
Other	216,920	201,439
Total deferred revenue	\$ 9,409,376	\$ 10,174,118

Gas tax funding is provided by the Government of Canada. The use of the funding is established by a funding agreement between the City and the Union of British Columbia Municipalities. Gas tax funding may be used towards designated public transit, community energy, water, wastewater, solid waste and capacity building projects, as specified in the funding agreements.

	2012	2011
Opening balance of unspent funds	\$ 633,832	\$ 1,684,716
Add:		
Amounts received during the year	653,574	653,574
Interest earned	8,040	19,615
	1,295,446	2,357,905
Less amount spent on projects and recorded as revenue	(797,339)	(1,724,073)
	\$ 498,107	\$ 633,832

Development cost charges:

	2012	2011
Opening balance of unspent funds	\$ 9,122,046	\$ 8,409,130
Add:		
Development cost charges received during year	2,037,507	2,634,822
Interest earned	90,164	93,206
	11,249,717	11,137,158
Less amount spent on projects and recorded as revenue	(2,824,428)	(2,015,112)
	\$ 8,425,289	\$ 9,122,046

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

4. Debt:

(a) Short-term debt:

Short-term debt is comprised of an interim financing facility through the TD Bank and bears interest at the Bankers Acceptance Rate plus stamping fee of 65 basis points.

(b) Long-term debt:

Long-term debt consists of the following:

	2012	2011
Municipal Finance Authority ("MFA")	\$ 1,147,511	\$ 1,832,291
West Shore five year fixed rate loan	128,044	219,502
TD Bank	11,650,175	13,502,808
Total	\$ 12,925,730	\$ 15,554,601

Long-term debt through the MFA is presented net of repayments and actuarial adjustments, where the MFA invests the City's repayments so that the repayments, plus investment income, will equal the original outstanding debt amount at the end of the repayment period. Actuarial adjustments on debt represent the forgiveness of debt by the MFA using surplus investment income generated by the principal repayments. The gross value of debenture debt at December 31, 2012 is \$8,214,000. The accumulation of principal repayments and actuarial adjustments allocated to the City as of December 31, 2012 is \$7,066,489 (2011 - \$7,348,067).

Long-term debt from the TD Bank consists of five year floating rate term loans maturing in 2017, with a current interest rate of 1.38%.

(c) Principal payments on long-term debt for the next five years are as follows:

	General	Sewer	Total
2013	\$ 1,457,532	\$ 730,955	\$ 2,188,487
2014	1,393,927	574,365	1,968,292
2015	1,336,156	265,567	1,601,723
2016	1,061,523	86,493	1,148,016
2017	6,796,304	-	6,796,304

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

4. Debt (continued):

(d) Capital lease obligations:

Year ending December 31:		
2013	\$	49,780
2014		49,780
2015		49,780
2016		332,865
		482,205
Less amount representing interest (at rates ranging from 1.3% to 1.6%)		(7,595)
Present value of net minimum capital lease payments		\$ 474,610

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

5. Tangible capital assets:

	Land improvements	Land	Buildings	Vehicles, machinery, equipment	Sewer and storm infrastructure	Roads infrastructure	Assets under construction	West Shore(e)	Total 2012	Total 2011
Cost:										
Opening	\$108,527,969	12,227,512	31,935,220	10,505,363	38,518,084	90,368,039	20,245,207	30,781,517	\$343,108,911	\$312,268,626
Additions	7,039,588	649,303	56,819	349,440	1,518,392	3,083,112	5,877,558	131,402	18,705,614	37,780,025
Disposals	(1,415,244)	-	(132,617)	(181,074)	-	(134,634)	(32,130)	(34,893)	(1,930,592)	(8,117,556)
Change in share	-	-	-	-	-	-	-	(367,399)	(367,399)	1,177,816
Balance, end of year	114,152,313	12,876,815	31,859,422	10,673,729	40,036,476	93,316,517	26,090,635	30,510,627	359,516,534	343,108,911
Accumulated amortization:										
Opening	-	2,455,582	3,258,994	3,391,783	5,834,901	20,781,979	-	6,087,132	41,810,371	36,934,259
Disposals	-	-	(4,377)	(55,714)	-	(38,745)	-	(35,438)	(134,274)	(100,105)
Amortization	-	500,387	667,460	746,623	670,708	2,116,752	-	552,203	5,254,133	4,755,213
Change in share	-	-	-	-	-	-	-	(77,479)	(77,479)	221,004
Balance, end of year	-	2,955,969	3,922,077	4,082,692	6,505,609	22,859,986	-	6,526,418	46,852,751	41,810,371
Net book value, end of year	\$114,152,313	9,920,846	27,937,345	6,591,037	33,530,867	70,456,531	26,090,635	23,984,209	\$312,663,783	\$301,298,540

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

5. Tangible capital assets (continued):

(a) Assets under construction:

Assets under construction having a value of \$26,090,635 (2011 - \$20,245,207) have not been amortized. Amortization of these assets will commence when the asset is put into service. Major construction contracts of \$8,318,500 were in process at December 31, 2012 with estimated costs to complete of \$6,680,200.

Included in assets under construction is \$23,017,813 for work done on the Leigh Road Interchange. Upon completion of the project, ownership of the portion of the interchange that is in the Trans Canada Highway right of way will be transferred to the Province of BC. At December 31, 2012 the cost of the assets to be transferred totaled \$16,099,219.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed capital assets received during the year is \$9,539,430 (2011 - \$10,972,343) comprised of land \$5,881,570 (2011 - \$6,825,776), land improvements \$94,500 (2011 - \$45,000), sewer and storm infrastructure \$1,430,639 (2011 - \$1,240,582) and roads infrastructure \$2,132,720 (2011 - \$2,860,985).

(c) Works of art and historical treasures:

The City manages and controls various works of art and non-operational historical cultural assets including buildings, artifacts, paintings and sculptures located at City sites and public display areas. These assets are not recorded as tangible capital assets and are not amortized.

(d) Write-down of tangible capital assets:

No tangible capital assets were written down in 2012 or 2011.

(e) West Shore:

The City's proportionate share of West Shore assets includes land, buildings, and equipment which are subject to amortization policies consistent with those of the City.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

6. Sewer franchise agreement:

During 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. The term of the agreement is 21 years, with a single 21 year renewal. Under the agreement, the City grants an exclusive franchise to WSES to design, construct, finance, own, operate and maintain sanitary sewers in the City. The City also grants an exemption from municipal property tax for sewer infrastructure and WSES has been granted an Order in Council to extend that exemption to property taxes for all other jurisdictions. Upon termination of the agreement, the sewer infrastructure constructed by WSES will be acquired by the City for a nominal payment.

WSES will recover its capital costs by imposition of a sewer capital recovery fee ("SCRF") on owners of property who wish to connect to the sewer. WSES will also bill and collect all user fees. Fees were frozen for five years, ending in 2009. WSES will pay the City franchise fees that are estimated to total \$11 million over the 21 year term of the agreement.

The City records the costs of sewer infrastructure constructed by WSES \$531,039 (2011 - \$546,873) and a corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected by WSES.

The cost of WSES sewer infrastructure, less residual value, is amortized on a straight line basis over their estimated useful lives, 60 to 70 years.

	Opening	Increase	Decrease	Closing
WSES sewer infrastructure				
Cost	\$ 32,897,906	\$ 531,039	\$ -	\$ 33,428,945
Accumulated amortization	(3,121,383)	(560,047)	-	(3,681,430)
	29,776,523	(29,008)	-	29,747,515
Remaining cost to be recovered	(21,814,304)	(531,039)	3,348,245	(18,997,098)
	\$ 7,962,219	\$ (560,047)	\$ 3,348,245	\$ 10,750,417

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

7. Accumulated surplus:

Accumulated surplus consists of individual fund surplus and reserves and reserve funds as follows:

	2012	2011
Surplus:		
Invested in tangible capital assets	\$293,263,860	\$ 281,437,997
Invested in land held for resale	5,472,866	6,157,060
Other	(2,594,711)	(5,017,767)
Total surplus	296,142,015	282,577,290
Reserves set aside by Council:		
Future operational contingencies	344,294	523,107
West Shore	589,941	504,076
Total reserves	934,235	1,027,183
Reserve funds set aside for specific purposes by Council:		
Capital works	(595,779)	(2,666,316)
Affordable housing	668,726	655,308
Parks and open space	2,411,627	2,268,767
Parkland improvement	410,116	32,406
General amenity	2,498,398	1,796,375
Equipment replacement	366,325	30,132
Sidewalk capital	52,856	42,334
Bear Mountain firehall	845,721	824,425
Special police capital	137,685	200,640
Downtown parking	30,547	20,278
Total reserve funds	6,826,222	3,204,349
	\$ 303,902,472	\$ 286,808,822

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

8. Taxation:

Taxation revenue, reported on the consolidated statement of operations, is comprised of the following:

	2012	2011
General	\$ 19,520,146	\$ 19,369,552
Revenue in lieu of taxes	87,116	86,285
Collections for other governments	23,676,780	23,564,885
1% utility taxes	352,818	325,588
	43,636,860	43,346,310
Less taxes levied for other authorities:		
Capital Regional District - General Operating	2,768,581	2,705,866
Revenue in lieu of taxes	78,689	77,489
Capital Regional Hospital District	2,154,462	2,117,469
School Authorities	16,034,134	16,018,623
BC Assessment Authority	485,497	498,482
Municipal Finance Authority	1,484	1,488
BC Transit	2,153,933	2,145,468
	23,676,780	23,564,885
	\$ 19,960,080	\$ 19,781,425

9. Government transfers:

The City recognizes the transfer of government funding as revenue or expense in the period that the events giving rise to the transfer occurred. The Government transfers reported on the consolidated statement of operations are:

	2012	2011
Operating transfers:		
Federal	\$ 16,362	\$ -
Provincial	669,210	877,113
Other	621,463	278,026
	1,307,035	1,155,139
Capital transfers:		
Provincial	1,054,181	4,500,416
Federal	10,754	3,368,940
Total revenue	\$ 2,371,970	\$ 9,024,495

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

10. Municipal pension plan:

The City 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 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 based on a formula. The plan has about 176,000 active members and approximately 67,000 retired members. Active members include approximately 35,000 contributors from local government.

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, 2009 indicated an unfunded liability of \$1,024 million for basic pension benefits. The next valuation will be as at December 31, 2012, with results available in 2013. The actuary does not attribute portions of the unfunded liability to individual employers. The City paid \$561,227 (2011 - \$529,732) for employer contributions while employees contributed \$494,221 (2011 - \$466,317) to the Plan in fiscal 2012.

11. Commitments and contingencies:

(a) Contingent liabilities:

The CRD debt, under provisions of the Local Government Act, is a direct, joint and several liability of the CRD and each member municipality within the CRD, including the City of Langford.

The City is a shareholder and member of the Capital Region Emergency Service Telecommunications (CREST) Incorporated who provides centralized emergency communications, and related public safety information services to municipalities, regional districts, the provincial and federal governments and their agencies, and emergency service organizations throughout the Greater Victoria region and the Gulf Islands. Members' obligations to share in funding ongoing operations and any additional costs relating to capital assets are to be contributed pursuant to a Members' Agreement.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

11. Commitments and contingencies (continued):

(b) Municipal Finance Authority contingent demand notes:

Under borrowing arrangements with the MFA, the City is required to lodge security by means of demand notes and interest-bearing cash deposits based on the amount of the borrowing. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits are included in the City's financial assets as other assets and are held by the MFA as security against the possibility of debt repayment default. If the debt is repaid without default, the deposits are refunded to the City. At December 31, 2012 there were contingent demand notes of \$241,653 which are not included in the financial statements of the City.

(c) Litigation liability:

There are several lawsuits pending in which the City is involved. It is considered that the potential claims against the City resulting from such litigation will be covered by insurance and not materially affect the consolidated financial statements of the City.

(d) Commitments:

The City entered into a long-term contract with the Royal Canadian Mounted Police (RCMP) for the provision of police services effective October 1, 1994. Under the terms of this contract, the City is responsible for 90% of policing costs. The 2013 estimated cost of this contract is \$4,342,300. RCMP members and the federal government are currently in legal proceedings regarding pay raises for 2009 and 2010 that were retracted for RCMP members. As the final outcome of the legal action and the potential financial impact to the City is not determinable, the City has not recorded any provision for this matter in the financial statements as at December 31, 2012.

(e) Commitments:

On February 7, 2013, the City entered into a purchase of service agreement with the YMCA/YWCA of Greater Victoria to provide access for Langford residents to an aquatic facility to be built in Langford. The facility is expected to open in 2015 at which time the City agrees to pay \$750,000 per year to be indexed by population every two years from the opening date to a maximum of \$950,000 per year.

12. Financial plan:

The unaudited financial plan data presented in these consolidated financial statements is based upon the 2012 operating and capital financial plans approved by Council on May 7, 2012. Amortization expense was not contemplated on development of the financial plan and, as such, has not been included. The chart below reconciles the approved financial plan to figures reported in these consolidated financial statements.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

12. Financial plan (continued):

	Financial plan amount
Revenues:	
Operating	\$ 29,180,733
Capital	35,915,130
West Shore	2,657,787
Less:	
Transfers from own funds	4,651,400
Proceeds on debt issue	16,450,000
Total revenue	46,652,250
Expenses:	
Operating	29,180,733
Capital	35,915,130
West Shore	2,834,794
Less:	
Capital expenditures	35,915,130
Transfer to own funds	1,581,000
Debt principal payments	2,382,200
Total expenses	28,052,327
Annual surplus	\$ 18,599,923

13. West Shore Parks and Recreation Society:

(a) Capital asset transfer:

The Capital Regional District (the "CRD") transferred the lands and facilities comprising the Juan de Fuca Recreation Centre to the following municipal members (the "Municipalities") effective January 2, 2002: City of Langford, City of Colwood, District of Highlands, District of Metchosin and the CRD (on behalf of a portion of the Juan de Fuca Electoral Area). Effective January 1, 2007 the Town of View Royal became a member of the Society.

In 2002 the lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the Co-Owners' Agreement. The lands and facilities were reallocated amongst the members on January 1, 2007 when the Town of View Royal became a member. Future improvements are allocated among the members as per the cost sharing formula in effect each year for each service or facility, as outlined in a Members' Agreement. For 2012, the City's share of improvements purchased by the Society on its behalf is \$131,402.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

13. West Shore Parks and Recreation Society (continued):

(a) Capital asset transfer (continued):

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2012, the City recorded a loss of \$289,920.

The repayment of the long-term debt associated with the transferred assets will continue to be a regional function, in accordance with the terms of an Agreement to Transfer between the CRD, the Municipalities and the Society. The debt payments are charged to the Municipalities as part of the CRD's annual requisition. The maturity dates of the various borrowings range from 2012 through 2014. The proportionate share of the debt funded by the City through the requisition process as at December 31, 2012 was \$603,671.

The Municipalities have each become members in the Society, which was incorporated to provide parks, recreation and community services to the Municipalities under contract. Under terms of an Operating, Maintenance and Management Agreement, the Society is responsible to equip, maintain, manage and operate the facilities located at the recreation centre.

(b) Consolidation:

Financial results and budget for the Society are consolidated into the City's financial statements proportionately, based on the cost sharing formula outlined in the Members' Agreement. In 2012, the City's proportion for consolidation purposes was 48.71% (2011 – 49.34%).

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

13. West Shore Parks and Recreation Society (continued):

(b) Consolidation (continued):

Condensed financial information for the Society is as follows:

	2012	2011
Financial assets	\$ 2,219,968	\$ 2,099,082
Financial liabilities	1,658,182	1,850,172
Net financial assets	561,786	248,910
Non-financial assets	752,357	763,902
Accumulated surplus	\$ 1,314,143	\$ 1,012,812
Invested in tangible capital assets	\$ 738,913	\$ 753,692
Reserve funds	1,524,044	1,248,963
Other	(948,814)	(989,843)
	\$ 1,314,143	\$ 1,012,812
Revenues	\$ 5,424,178	\$ 5,480,807
Requisition from members	4,698,024	4,453,952
	10,122,202	9,934,759
Expenses	5,122,847	5,867,895
Requisition from members	4,698,024	4,453,952
	9,820,871	10,321,847
Annual surplus (deficit)	\$ 301,331	\$ (387,088)

14. Segmented information:

The City is a diversified municipal government institution that provides a wide range of services to its citizens, including General Government Services, Protective Services, Engineering and Public Works Services, Community Services and Utility and Enterprise Services. Service Areas were created for the purpose of recording specific activities to attain certain objectives in accordance with regulations, restrictions or limitations.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

14. Segmented information (continued):

City 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 Services

The Departments within General Government Services are responsible for adopting bylaws; adopting administrative policy; levying taxes; acquiring, disposing and managing City assets; ensuring effective financial management; monitoring performance and ensuring that high quality City services standards are met.

Protective Services

The Departments within Protective Services are Police and Bylaw Enforcement; Fire Protection and Emergency Response; and Building Inspection. The mandates of these departments are to enforce laws, prevent crime, maintain peace, order and security by protecting life, property and the environment.

Engineering and Public Works

The Engineering Department is responsible for the transportation services within the City. This includes roads, storm drains, sidewalks, streetlighting and trolley.

Community Services

The Departments within Community Services include Environmental and Development Services and Recreation and Cultural Services. The Environmental and Development Services Department is responsible for preparing land use plans, bylaws and policies for sustainable development of the City and for reviewing and approving new development. The Recreation and Cultural Services Department is responsible for providing, facilitating the development of, and maintaining high quality parks, recreation facilities and cultural services.

Utility and Enterprise Services

This Department is responsible for administering the Sewer Franchise Agreement (note 6) for the City.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements. The following table provides additional financial information for the foregoing segments.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2012

14. Segmented information (continued):

2012	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 4,041,241	\$ 6,156,856	\$ 3,181,976	\$ 5,244,992	\$ 1,335,015	\$19,960,080
Utility charges	-	-	-	-	5,000	5,000
Government transfers	431,414	437,489	1,092	1,501,975	-	2,371,970
Commercial leasing	36,189	158,798	-	3,362,740	-	3,557,727
Other	6,275,709	66,200	309,854	2,941,125	-	9,592,888
Licences and permits	103,810	776,094	418,567	488,783	-	1,787,254
Developer and property owner contributions	-	50,720	8,566,865	1,956,765	1,430,639	12,004,989
Development cost charges	-	-	2,343,069	481,359	-	2,824,428
Casino	268,428	-	964,357	-	-	1,232,785
Total revenue	11,156,791	7,646,157	15,785,780	15,977,739	2,770,654	53,337,121
Expenses:						
Salaries, wages and employee benefits	2,005,016	2,955,930	1,561,503	2,525,958	49	9,048,456
Contracted and general services	439,298	4,465,314	3,960,828	9,009,953	-	17,875,393
Materials, goods, supplies and utilities	479,830	446,690	564,376	819,876	-	2,310,772
Other	96,851	229,623	284,612	276,540	307,044	1,194,670
Amortization	284,013	361,098	2,701,224	1,907,798	560,047	5,814,180
Total expenses	3,305,008	8,458,655	9,072,543	14,540,125	867,140	36,243,471
Annual surplus (deficit)	\$ 7,851,783	\$ (812,498)	\$ 6,713,237	\$ 1,437,614	\$ 1,903,514	\$ 17,093,650

Permissive Tax Exemptions 2011

CITY OF LANGFORD

BYLAW NO. 1367

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2012

WHEREAS Council may exempt land and improvements from taxation under Section 224 of the Community Charter;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, hereby enacts as follows:

1. The buildings and improvements together with certain lands surrounding the buildings and improvements and more particularly described as:
 - a) Roll No. 01-62-327-06159.000
Lot: 7, Plan 6190, Section 79, Esquimalt District
Juan de Fuca Cadet Youth Society
948 Dunford Road
 - b) Roll No. 01-62-327-7522.001
Lot: 10, Plan 10901, Section 111, Esquimalt District
Langford Fifty and Up Club
2637 Sunderland Road
 - c) Roll No. 01-62-327-06411.005
Section 84, Esquimalt District, All that portion of the Hollywood Road (renamed Hazelwood Road by Gazette notice dated February 22, 1956), as dedicated by Plan 1718 and extending northerly from the extension easterly of the south boundary of Block 2, Plan 1718, Section 84, Esquimalt District to the extension north-easterly of the north-west boundary of Lot A, Plan 13728.
Metchosin Farmers' Institute
1040 Marwood Avenue
 - d) Roll No. 01-62-327-06439.200
Parcel M, Esquimalt District, Section 86, Metchosin District & Sections 83 and 84 Esquimalt District except that part lying to south of production westerly of the northerly boundary of Lt 3 Blk 2, PL 1524 DD1512501, (PID #000-173-886)
Metchosin Farmers' Institute
1040 Marwood Avenue
 - e) Roll No. 01-62-327-06439.250
Esquimalt District, LD 30 & 21 PT Sections 83, 84, 85, 86 Metchosin District & Sections 83 & 84 Esquimalt District Except Parcel M (DD15125) shown outlined in red on Plan 82 RW Part held under licence of occupation by the Metchosin Farmers' Institute.
Metchosin Farmers' Institute
1040 Marwood Avenue

Permissive Tax Exemptions 2011

Tax Exemption Bylaw No. 1367, 2011
Page 2 of 4

- f) Roll No. 01-62-327-06411.001
Block 2, Plan 1718, Sections 84 and 90, Esquimalt District, and Section 86 and 87, Metchosin District, except that part shown outlined in red in Plan deposited under DD 228921 (PID 007095490)
Metchosin Farmers Institute
1040 Marwood Avenue
- g) Roll No. 01-62-327-13906.060
Esquimalt District, Lot 1 of Plan 17393, Sections 79, 83, 84 and 90, Esquimalt District (PID 003908968)
South Vancouver Island Rangers
3498 Luxton Road
- h) Roll No. 01-62-327-6001.002
Lot A, Plan 26335, Section 81, Esquimalt District
Redeemer Lutheran Church
911 Jenkins Avenue
- i) Roll No. 01-62-327-4124.001
Lot 4, Plan 9088, Section 5, Esquimalt District
Gordon United Church of Canada
929 Goldstream Avenue
- j) Roll No. 01-62-327-4125.001
Lot 1, Plan 14459, Section 5, Esquimalt District
Gordon United Church of Canada
935 Goldstream Avenue
- k) Roll No. 01-62-327-6299.010
Lot 1, Plan 15933, Section 88 & 89, Esquimalt District
Lighthouse Christian Academy
1289 Parkdale Drive
- l) Roll No. 01-62-327-4250.003
Lot A, Plan 28120, Esquimalt District
Grace Baptist Church
2731 Matson Road
- m) Roll No. 01-62-327-5647.010
Lot A, Plan 42956, Esquimalt District
Society of St. Vincent De Paul
2784 Claude Road
- n) Roll No. 01-62-327-5790.021
Lot B, Plan VIP64037, Esquimalt District
West Shore Chamber of Commerce
2830 Aldwynd Road
- o) Roll No. 01-62-327-13860.000
Lot 7, Plan 1957, Metchosin District
The Trustee Board of the Presbyterian Church in Canada
760 Latoria Road

Permissive Tax Exemptions 2011

Tax Exemption Bylaw No. 1367, 2011
Page 3 of 4

- p) Roll No. 01-62-327-5646.100
Lot 1, Plan VIP69262, Esquimalt District
Bishop of Victoria
798 Goldstream Avenue
- q) Roll No. 01-62-327-06694-030
Lot 1, Plan 44619, Metchosin District
The Forge (formerly the Western Community Baptist Church)
2610-2612 Sooke Road
- r) Roll No. 01-62-327-18809-000
Lot A, Plan VIP65130, Section 72, Esquimalt District; Lot 1, Plan
VIP70605, Section 5, Esquimalt District; Lot 35, Plan 2574, Section 1,
Esquimalt District; Lot A, Plan VIP61975, District Lot 85, Malahat District;
Lot A, Block 1479, Plan VIP61976, Malahat District; Lot A, Block 1480,
Plan VIP61977, Malahat District
Island Corridor Foundation
E & N Railway Corridor
- s) Roll No. 01-62-327-05709.202
Lot 2, Plan VIS6677, Section 72, Esquimalt District;
Westwind Plaza (JV) Properties Ltd. (Goudy Library)
119-755 Goldstream Avenue
- t) Roll No 01-62-327-04188.140
Lot 4 Plan VIS4874, Section 5 Esquimalt District
Habitat for Humanity Victoria
849 Orono Avenue
- u) Roll No. 01-62-327-06220.000
Lot 1, Block A, Plan 1139, Section 90, Metchosin District
The Land Conservancy
1152 Lippincott Road
- v) Roll No. 01-62-327-06221.000
Lot 2, Block A, Plan 1139, Sections 89 & 90, Metchosin District
The Land Conservancy
1152 Lippincott Road

shall hereby be exempt from taxation for the year 2012.

2. The buildings and improvements together with certain lands surrounding the buildings and improvements, and more particularly described as:

- a) Parcel Identifier 026-232-570, Roll No. 01-62-327-5731.100
Lot 1, Plan VIP78559, Section 72, Esquimalt District
Royal Canadian Legion
761 Station Road

shall hereby be exempt from taxation for the year 2012, to the extent that the part of the said buildings and improvements together with certain lands surrounding the buildings and improvements is equivalent to (50%) fifty percent of that part of both.

Permissive Tax Exemptions 2011

Tax Exemption Bylaw No. 1367, 2011
Page 4 of 4

3. This Bylaw may be cited as the "Tax Exemption Bylaw No.1367, 2011."

READ A FIRST TIME this 19th day of September, 2011.

READ A SECOND TIME this 19th day of September, 2011.

READ A THIRD TIME this 19th day of September, 2011.

RECONSIDERED AND FINALLY ADOPTED this 17th day of October, 2011.




A/MAYOR


CORPORATE OFFICER

**CITY OF LANGFORD
ANNUAL DEVELOPMENT COST CHARGES REPORT
FOR THE YEAR ENDED DECEMBER 31, 2011**

		Opening Balance	DCC's Received	Expenditures	Interest Earned	Closing Balance
Parks	\$	7,052,956	1,022,550 -	481,358	80,522	7,674,670
Storm Drainage		24,715	176,244 -	122,123	824	79,660
Roads		149,898	830,126 -	344,855	8,533	643,702
	\$	7,227,569	2,028,920 -	948,336	89,879	8,398,032

There were no waivers or reductions of development cost charges under Section 933.1(2) of the Local Government Act.

Strategic Community Investment Funds Plan and Progress Report

- (1) **SCI Funds received or anticipated:** *Payments under the small community, regional district and traffic fine revenue sharing portions of the Strategic Community Investment Funds (SCI Funds) will be set out separately in the local government's SCI Funds Agreement.*

Strategic Community Investment Funds	Use	Date	Amount
SC Grants	local government services	March 2011	
		June 2011	
RD Grants	local government services	March 2011	
		June 2011	
TFRS Grants	Defray the cost of local police enforcement	March 2011	129,566.00
		June 2011	205,827.00

- (2) **SCI Funds intended use, performance targets and progress made:**

Traffic Fine Revenue Sharing Portion of the SCI Funds

Intended Use	Performance Targets	Progress made in reporting period (by June 30, 2012)
Use funding to support police enforcement..	100% of Funds are used to support police over the term of the SCI Agreement to support community safety.	<i>100% of the TFRS SCI Funds received were used towards the police operating budget.</i>

- (3) **Report Date: June 30, 2012**

Reports must be made by June 30th in each year of the SCIF Agreement.

Tips for filling out the Strategic Community Investment Funds Plan and Progress Report

- **Use of this template to report on SCI Funds is not required. It is provided for convenience only, and local governments may choose to report using the template, or using some other format.**
- SCI Funds received or anticipated can be obtained directly from the SCI Agreement.
- SCI Funds must be used for the purposes set out in the SCI Funds Agreement, which are: the small community and regional district portions must be used for local government services; and the traffic fine revenue sharing portion must be used to defray the cost of local police enforcement. **Intended uses may be derived from the line items in financial plans, or may be stated more specifically.**
- The report **must** state one or more performance targets relating to each of the intended uses. These performance targets should facilitate measuring or determining progress made with the Funds.
- **Progress reporting may be stated quite broadly, or more specifically, and the information that is presented may be quantitative or qualitative.**
- The following are some **examples** of intended uses, performance targets and progress information.

Small Community or Regional District Portion of the SCI Funds

Intended Use	Performance Targets	Progress made in reporting period (by June 30, 2011)
Use funding to support regional district administration, other than electoral area administration.	100% of the RD SCI Funds are used to support RD administration over the term of the SCI Agreement.	<ul style="list-style-type: none"> • 60% of the SCI Funds were used towards regional district administration services • The remaining RD SCI funds were put aside in a reserve account so that they may be accessed for this purpose next year.
Use funding to support local government services to avoid tax rate increases.	Minimize tax rate increases.	<ul style="list-style-type: none"> • Moderate tax rate increases were needed due to general economic circumstances, although these were less than would be needed without SC SCI funds.
Use funding to support actions to reduce corporate emissions.	<ul style="list-style-type: none"> • Hire consultant to complete fleet emissions strategy by August, 2011. • Replace furnace in municipal hall with a one that reduces energy consumption by 20%. 	<ul style="list-style-type: none"> • Furnace installed September 2011. Energy consumption since installation is down 15% from previous year.

Traffic Fine Revenue Sharing Portion of the SCI Funds

Intended Use	Performance Targets	Progress made in reporting period (by June 30, 2012)
Use funding to support police enforcement.	100% of Funds are used to support police enforcement over the term of the SCI Agreement.	<ul style="list-style-type: none"> • 70% of the TFRS SCI Funds were directed to the police operating budget • 30% of the TFRS SCI Funds were used towards purchase of 4 police cars.
Use funding to reduce property crime.	<ul style="list-style-type: none"> • 20 fewer household break-ins per year. • By December 2011, deliver a public education program on crime proofing vehicles. 	<ul style="list-style-type: none"> • Neighbourhood watch program instituted. • 15 fewer break-ins in neighbourhood watch areas. • Delivered 8 property crime workshops between November 2011 and May 2012.

Strategic Community Investment Funds Plan and Progress Report

- (1) **SCI Funds received or anticipated:** *Payments under the small community, regional district and traffic fine revenue sharing portions of the Strategic Community Investment Funds (SCI Funds) will be set out separately in the local government's SCI Funds Agreement.*

Strategic Community Investment Funds	Use	Date	Amount
SC Grants	local government services		
RD Grants	local government services		
TFRS Grants	Defray the cost of local police enforcement	March 2012	\$125,597.00
		June 2012	\$203,357.00

- (2) **SCI Funds intended use, performance targets and progress made:**

Traffic Fine Revenue Sharing Portion of the SCI Funds

Intended Use	Performance Targets	Progress made in reporting period (by June 30, 2013)
Use funding to support police enforcement..	100% of Funds are used to support police over the term of the SCI Agreement to support community safety.	100% of the TFRS SCI Funds received were used towards the police operating budget.

- (3) **Report Date:** April 15, 2013

Reports must be made by June 30th in each year of the SCIF Agreement.

Tips for filling out the Strategic Community Investment Funds Plan and Progress Report

- **Use of this template to report on SCI Funds is not required. It is provided for convenience only, and local governments may choose to report using the template, or using some other format.**
- SCI Funds received or anticipated can be obtained directly from the SCI Agreement.
- SCI Funds must be used for the purposes set out in the SCI Funds Agreement, which are: the small community and regional district portions must be used for local government services; and the traffic fine revenue sharing portion must be used to defray the cost of local police enforcement. **Intended uses may be derived from the line items in financial plans, or may be stated more specifically.**
- The report **must** state one or more performance targets relating to each of the intended uses. These performance targets should facilitate measuring or determining progress made with the Funds.
- **Progress reporting may be stated quite broadly, or more specifically, and the information that is presented may be quantitative or qualitative.**
- The following are some **examples** of intended uses, performance targets and progress information.

Small Community or Regional District Portion of the SCI Funds

Intended Use	Performance Targets	Progress made in reporting period (by June 30, 2013)
Use funding to support regional district administration, other than electoral area administration.	100% of the RD SCI Funds are used to support RD administration over the term of the SCI Agreement.	<ul style="list-style-type: none"> • 60% of the SCI Funds were used towards regional district administration services • The remaining RD SCI funds were put aside in a reserve account so that they may be accessed for this purpose next year.
Use funding to support local government services to avoid tax rate increases.	Minimize tax rate increases.	<ul style="list-style-type: none"> • Moderate tax rate increases were needed due to general economic circumstances, although these were less than would be needed without SC SCI funds.
Use funding to support actions to reduce corporate emissions.	<ul style="list-style-type: none"> • Hire consultant to complete fleet emissions strategy by August, 2011. • Replace furnace in municipal hall with a one that reduces energy consumption by 20%. 	<ul style="list-style-type: none"> • Furnace installed September 2011. Energy consumption since installation is down 15% from previous year.

Traffic Fine Revenue Sharing Portion of the SCI Funds

Intended Use	Performance Targets	Progress made in reporting period (by June 30, 2013)
Use funding to support police enforcement.	100% of Funds are used to support police enforcement over the term of the SCI Agreement.	<ul style="list-style-type: none"> • 70% of the TFRS SCI Funds were directed to the police operating budget • 30% of the TFRS SCI Funds were used towards purchase of 4 police cars.
Use funding to reduce property crime.	<ul style="list-style-type: none"> • 20 fewer household break-ins per year. • By December 2011, deliver a public education program on crime proofing vehicles. 	<ul style="list-style-type: none"> • Neighbourhood watch program instituted. • 15 fewer break-ins in neighbourhood watch areas. • Delivered 8 property crime workshops between November 2011 and May 2012.