



City of Langford Annual Report 2015

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EXECUTIVE SUMMARY

2015 marked the first year of the four-year electoral mandate given to the Council elected in December 2014. The 2015 City of Langford Council consisted of:

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

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

Administration Department

The Administration Department provides leadership to all employees, ensures directives from Council are implemented in a timely cost-effective manner and that all legislative and regulatory requirements of the City are met. The Department supports Council and Committee meetings, including agenda and minute preparation and related issue follow-up and actions. The Department provides advice, assistance and support in all areas relating to recruitment, labour relations, human resources programs, training and development, wage, employee policy, salary administration and any other related matter that involve City employees. The department also provides administrative assistance to the CAO and Council and coordinates events on behalf of the City and Council.

Building Department

Overall construction activity in Langford was very robust in 2015. Construction continually increased in all sectors throughout the year. The overall level of economic activity focused in the residential sector, specifically with Single Family Dwellings doubling 2014. The Building department continues to promote economic development by providing streamlined Building Permit services as well as public health and safety through the application and enforcement of building codes and standards.

Bylaw Enforcement (Community Safety and Municipal Enforcement)

Our Officers continue to address a wide range of issues to make certain the public is well informed and respectful of others in the community. We also ensure risk for all residents is minimized and that our community remains as safe and enjoyable as it can be. We work closely with many agencies and through this provide the highest levels of service.

CRD Animal Control

This is a vital service that for years has been provided under contract to Langford citizens through the Capital Regional District Animal Care Department. The CRD provide a high level of service and communicate regularly with the Community Safety and Municipal Enforcement Department here at the City of Langford. This includes regular statistical reporting and collaboration for certain files or activities.

Engineering Department

The department continued to construct bike lanes, beautify the city with hanging baskets and Christmas lights, maintain the City's roads, sidewalks and street lighting, operate the trolley and facilitate land development. 2015 saw the completion of the Willing Park Stormwater Detention Pond which is a Flood Protection Program grant project. In December 2015, the Leigh Road Interchange Southbound Off-ramp opened which was the completion of the Leigh Road Interchange Project.

Fire Rescue

The Fire Rescue Department is a composite fire department made up of 8 career and 51 volunteer members, operating from three stations within the city. The Fire Rescue Department functions include fire suppression, first response, auto extrication, water rescue, rope rescue and technical high angle rescue. The department provides fire and life safety education, fire safety inspection and fire investigations. Station 1 also houses the CRD Regional Fire Dispatch Centre, established in 2013.

Parks and Recreation Department

The North Langford Recreation Centre was acquired and renovated, as well as renovations to Westhills Stadium change rooms and the Play Zone. Danbrook Dog Park was constructed with a 75 stall parking lot on Claude Road in the downtown core. A new asset management tracking system was developed to inventory all park, trail and boulevard city owned assets. Belmont Graduation students volunteered to be "stewards" of Hull's Trail. Special events included the Men's America's Cup and Women's Sevens Rugby Tournaments, at City Centre Park.

Planning Department

The number of planning-related applications received by Langford increased slightly to 147 in 2015. The Department continues to work on a comprehensive re-write of Zoning Bylaw No. 300, but current zoning and development applications constitute the bulk of the department's workload.

LANGFORD CORPORATE PHILOSOPHY STATEMENT



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



COUNCIL STANDING COMMITTEES

Council has adopted a committee system to deal with business of the community. The committees are made up of representatives from Council and community volunteers appointed by Council.

The following committees existed in 2015:

Administration and Finance Committee

Councillor Matt Sahlstrom, Chair

Councillor Lillian Szpak, 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. Dave Horner

Mr. Art Creuzot

Mr. Kent Sheldrake

Mr. Steve Harvey

Protective Services Committee

Councillor Lillian Szpak, Chair

Councillor Lanny Seaton, Vice-Chair

Ms Mitzi Dean

Mr. Mike Gibbins

Mr. Edward Wilson

Mr. Hans Frederiksen

Mr. Trevor Newnham

Transportation & Public Works Committee

Councillor Winnie Sifert, Chair

Councillor Roger Wade, Vice Chair

Mr. Terry Young

Mrs. Jean Tarr

Mr. Les Bjola

Mr. John Goudy

Mr. Mike Gibbins

Mr. Mike Wignall

Board of Variance

Ms Dawn E. Helgason

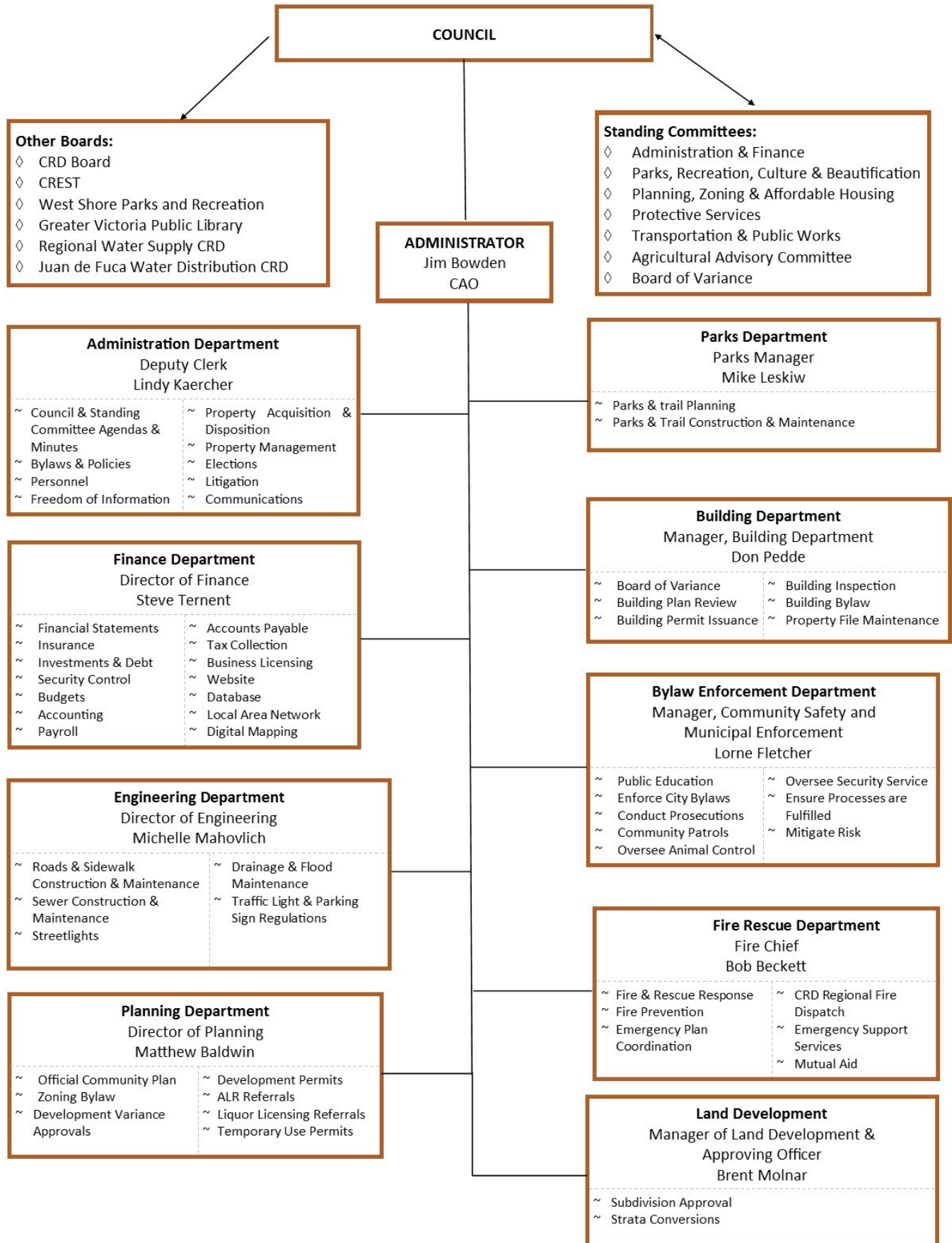
Mr. Terry Young

Mr. Hans Frederiksen

Mr. Jim Hartshorne

Ms. Rachel Sansom

FUNCTIONAL ORGANIZATIONAL CHART



Administration Department

Department Overview

The Administration Department performs many functions for the City of Langford including responding to citizen concerns, complaints and inquiries; providing clerical support to Council and the Administrator and providing Records Management and Human Resource functions for the City.

Results from Past Year (2015)

	Number
Council Meetings:	
Regular Council Meetings	19
Special Council Meetings	2
Special "In Camera"	19
Committee of the Whole	0
Committee Meetings:	
Planning, Zoning and Affordable Housing	11
Protective Services	6
Transportation & Public Works	7
Administration & Finance	5
Parks, Recreation, Culture & Beautification	6
Bylaws:	
Adopted in 2015	51
Started in 2015	60
Types of Bylaws:	
OCP Amendments	1
Zoning Amendments	26
Public Hearings	28
Financial	7
Regulatory Amendments	6
Sewer	1
Other	4
Personnel:	
◇ 100 active employees working as of December 31 st , 2015	
◇ 2 employees on Long Term Disability in 2015	
◇ 27 new employees recruited in 2015	
Property:	
◇ Property Purchases 2015 - \$3,478,363	
◇ Property Dispositions 2015- \$755,000 (proceeds)	

Land Development/Approving Officer

Department Overview

South Langford, Westhills, and Bear Mountain are significant areas of subdivision activity. In south Langford, the lands are hilly, rocky or floodplain and typically surround areas of non-developable ALR lands. Each development is faced with unique challenges, such as storm drainage management, and significant grade challenges. South Langford is also challenging to develop as portions of the lands are outside of the Fire Departments 10 minute response times, which causes greater separation between homes, reduced openings, and/or different material selection for construction which is affecting density realization.

The CRD and School District remain consistent in identifying the following in regards to developments located south of Sooke Road (specifically the Latoria area):

- CRD Water – there are Hydraulic grade restrictions along Latoria and Happy Valley. This means that all properties that wish to develop above the Hydraulic Grade line (a pressure line established from the available delivered pressures via gravity from Sooke Dam) of 85m elevation may need pump facilities. This is to be confirmed by the design Engineer working on the subdivision, but will necessitate greater consideration to avoid multiple water pump stations (or as allowed by CRD Water and to minimize development expense).
 - o This is impacting the development of the lands known as “McCormick Meadows” and the developer is currently working with CRD Water to resolve.
- The School District has identified capacity issues in regards to school administration abilities in South Langford. All projects that are referred to the School District south of Sooke Road are replied to with the following;

“At this time the Elementary School in this specific catchment area is at capacity. Any students generated by this development will have to attend an Elementary School out of this specific catchment area.

The catchment schools for this area are Happy Valley Elementary, Dunsmuir Middle and Belmont Secondary.”

Bear Mountain lands, are actively engaged with staff in the discussion of bringing forward new developments (and areas), however remain restricted in regards to development potential due to BC Hydro supply. Meetings between Ecoasis and the Skirt Mountain development and the City are reviewing methods to advance construction of Bear Mountain Parkway (through Skirt Mountain lands) which would enable Hydro service installation, which would reduce the hydro restriction (and potentially eliminate it).

Skirt Mountain lands have applied for their 1st subdivision application. The consideration of this application has occurred, however as proposed and applied for the application does not meet the zone or the master development agreement so is on hold while the development team works with the City’s Planning department to consider a revision to their agreements with the City.

CRD Water – FUS, which stands for Fire Underwriters, the method of which water supply is reviewed and considered based on the buildings ability to burn and the adequacy of fire protection, has identified a potential restriction of development potential in the City’s downtown unless a developer is willing to either upgrade the water system, or modify their intended construction standards. Meeting FUS is a significant hurdle for the development community as information in regards to available water supply is usually determined by the developer’s consultant at the time of building permit, which often causes a surprise to the development team. Staff are working with the development community (through a West Shore Developers Association appointed committee) to review FUS, how it is applied and the relevancy of the standard. Staff are also working to ensure that developers are aware that consultants are to provide an FUS review for their project, and it would be in all parties’ best interest to conduct this review early in the process so that the full development costs are known early in the process. This is especially important if there is significant upgrade required to the water system, which may result in significant costs for the developer.

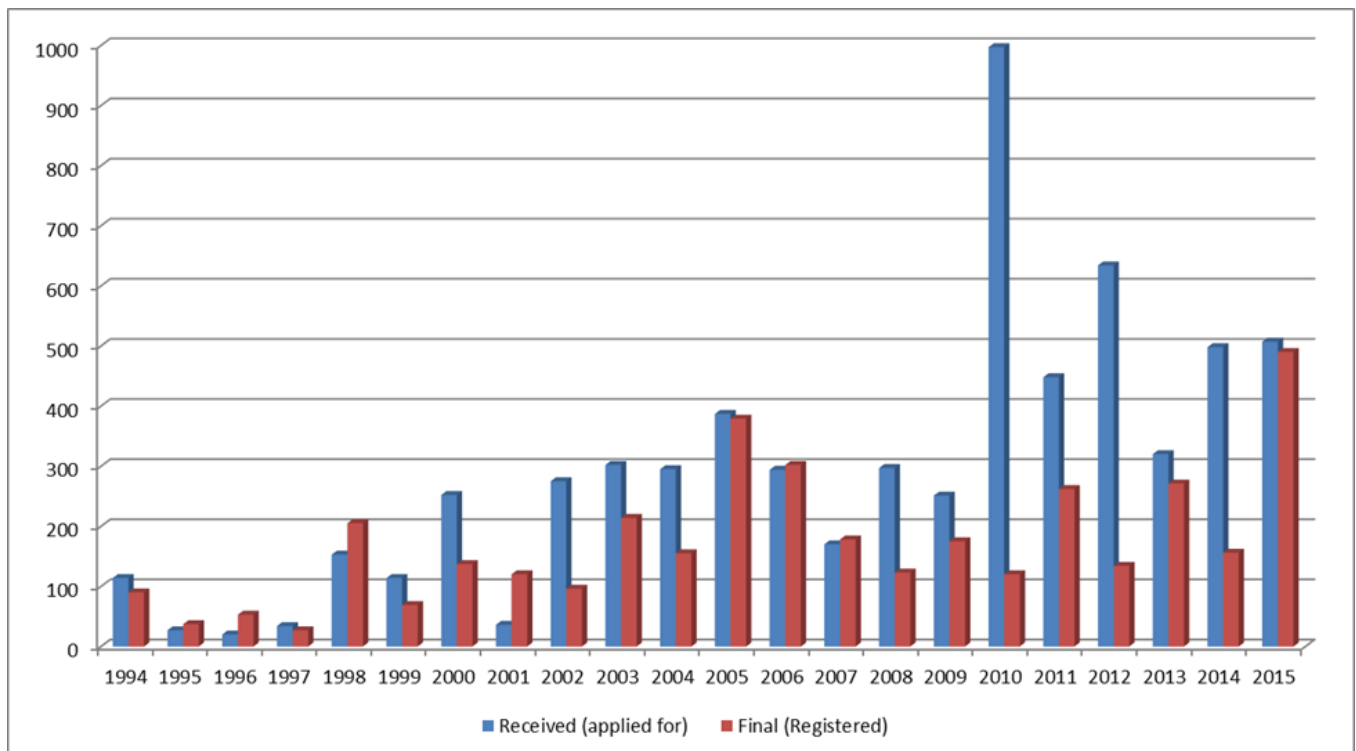
Subdivision Applications Received in 2015					
Sub Number	Location	Status	Application Date	SOC Issued Date	# of Lots
SUB15-0037	3294 Happy Valley Road and 1008 Marwood Ave	Strata-Title Conversion	2015-12-15		2
SUB15-0036	3348 Vision Way	Subdivision	2015-12-10		3
SUB15-0035	709 Latoria Rd	Strata Subdivision	2015-12-03		24
SUB15-0034	899 McCallum plus 3 lots on Secretariat Way	Boundary Adjustment	2015-11-18		
SUB15-0033	3003 Irwin Rd	Subdivision	2015-11-16		30
SUB15-0032	1092 and 1096 Penwood Rd	Strata-Title Conversion	2015-11-10		2
SUB15-0031	2376 Setchfield Ave	Subdivision	2015-11-10	2015-11-23	7
SUB15-0030	2980 Kettle Creek Cres	Townhouses	2015-11-04		36
SUB15-0029	695 and 697 Strandlund Ave	Strata-Title Conversion	2015-10-06		2
SUB15-0028	2300 and 2350 Bear Mountain Pky	Subdivision	2015-10-27		99
SUB15-0027	925 Wendey Drive	Subdivision	2015-10-19	2015-12-18	5
SUB15-0026	2899 Kettle Creek (Burlington and Turnstyle)	Subdivision	2015-10-06	2015-12-18	7
SUB15-0025	854 Langford Pky	1 Lot, McDonalds	2015-09-29		1
SUB15-0024	2668 Sooke Rd	2 Commercial Lots	2015-09-21		2
SUB15-0023	4366 and 4391 West Shore Pky	Boundary Adjustment	2015-07-31		0
SUB15-0022	2332 Copper Rock Crt	Phased Strata Plan, 24 Townhouses	2015-07-30		24
SUB15-0021	734 Latoria Rd	Application	2015-07-22		8
SUB15-0020	1064 Gala Crt	Phased Strata Plan, 31 Townhouses	2015-07-06	2015-07-30	31
SUB15-0019	924 Walfred Rd	Application	2015-06-23		7
SUB15-0018	2332 Copper Rock Crt	Phased Strata Plan	2015-06-10		4
SUB15-0017	687, 695, 697, 699 Strandlund Ave	Application and Boundary Adjustment	2015-06-09		1
SUB15-0016	2566 and 2570 Wentwich Rd	Application	2015-05-21		2
SUB15-0015	1067 Braeburn Ave	Application	2015-04-21	2015-06-09	43
SUB15-0014	1067 Braeburn Ave	Application	2015-04-21		1
SUB15-0013	2513 Mill Hill Rd	Application	2015-04-16		1
SUB15-0012	975 Walfred Rd	Application	2015-04-08	2015-05-20	5
SUB15-0011	2397 Bellamy Rd and 300 Phelps Ave	Strata-Conversion	2015-04-02		22
SUB15-0010	2402 Fleetwood Crt	Application	2015-03-30		5
SUB15-0009	2169 TCH and 2521 Selwyn Rd	Application	2015-03-25		54
SUB15-0008	1220 Parkdale Drive	Application	2015-03-19		28
SUB15-0007	720 Latoria Road	Application	2015-03-18		12
SUB15-0006	2192 Bellamy Road	Application	2015-03-16		4
SUB15-0005	2884 and 2886 Jacklin Road	Strata-Conversion	2015-03-06		1
SUB15-0004	2150 Millstream Road	Application	2015-03-02		4
SUB15-0003	1330 Creekside Trail and 1332 Ravens View Drive	Strata-Conversion (Complete)	2015-02-27	n/a	1
SUB15-0002	3467 Happy Valley Road/Katie's Pond Isolation	Final	2015-02-10		1
SUB15-0001	3579 Happy Valley Road, 935 Latoria Road (Parkland)	Final	2015-02-04		1
TOTAL LOTS APPLIED FOR IN 2015					507

Average Processing Time in Number of Days

Year	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter
2012	29.6	77.6	72.8	79.9
2013	60.2	36.6	57.1	42.5
2014	51.0	57.5	33.8	43.0
2015	78.6	63.8	45.8	48.7

Subdivision Revenue

Account	Budget	2015	Variance
10-02-115-472-0000-0078–Subdivision Application Fees	\$180,000	\$178,179	\$1,821
10-02-115-472-0000-0079–Subdivision Final Approval	\$30,000	\$68,590	\$38,590
10-02-115-472-0000-0080–Strata Conversion Applications	\$1,000	\$3,750	\$2,750
10-02-115-472-0000-0081–Subdivision Onsite Eng Approval	\$60,000	\$67,378	\$7,378
10-02-150-472-0000-0548–Latecomer Processing Charges	\$1,500	\$0	\$1,500



Building Department

Department Overview

Results from Past Year (2015)

Building Inspection Department

	2014 Stats	2015 Stats
Single Family Dwelling	197	329
Construction Cost	\$52,369,817.00	\$103,228,913.00
Permit Fees	\$443,020.82	\$863,654.00
Duplex	12	15
Construction Cost	\$3,711,470.00	\$7,208,889.00
Permit Fees	\$31,204.80	\$56,917.40
Multifamily	26	22
# of Units Created	240	278
Construction Cost	\$30,534,446.00	\$28,542,048.00
Permit Fees	\$131,760.20	\$168,381.80
Residential Additions/Alterations	64	58
Construction Cost	\$1,365,408.27	\$1,955,455.00
Permit Fees	\$15,806.00	\$20,492.60
Commercial/Industrial	59	58
Construction Cost	\$30,450,374.00	\$15,638,291.00
Permit Fees	\$150,847.60	\$112,176.70
Plumbing	383	549
Permit Fees	\$131,676.25	\$178,918.24
Chimney	44	37
Permit Fees	\$1,190.00	\$1,025.00
Suites	63	88
Construction Cost	\$153,727,337.27	\$157,954,649.00
Permit Fees	\$1,005,096.07	\$1,410,959.74

Bylaw Enforcement

Department Overview

The duties our Officers performed in 2015 were both varied and rewarding. Most importantly, this wide variety of our effort is of direct and measureable benefit to the community.

Our Officers were tasked with addressing complaints and violations of City Bylaws in the areas of Noise, Parking, Land Use, Building, Soils Movements, Watercourse Protection and Burning Regulations. We also played a significant role in providing enhancements to community safety by assisting the Fire Department and the West Shore RCMP at a number of emergency incidents like motor vehicle accidents, structure fires, gas line breaks and others – mainly by providing traffic and roads controls.

Our strong efforts at dealing with incidents of public dumping on City lands and our dealings with graffiti and other forms of vandalism continued to keep Langford tidy and clean to a standard most residents approve of and enthusiastically appreciate.

We were kept busy with one or two complex land use enforcement files in 2015 and one of those resulted in an appeal being made by the City of Langford (BC Court of Appeal) to have a previous BC Supreme Court decision revisited and overturned in the City's favour.

Results from Past Year (2015)

Parks and Trail Patrols – Our department delivered another very rewarding and safe summer to our residents, particularly within the scope of the bike patrols of City Parks, beaches and the expanding Trails network. The significance of this community safety presence to the public was frequently commented on as Park and Trail users thanked our Officers for being out with watchful eyes within these public spaces.



Mayor and Council elected to extend these successful patrols into the winter months and during more inclement weather, our Officers spent less time on bikes and converted their presence to visible vehicle and foot patrols of our community.

Traffic/Parking Issues – On street parking complaints continues to be a significant area of public complaint in our quickly growing community, and is therefore something that needs attention from our Officers. We mainly provide warning notices to those motorists who contravene the City's Traffic Bylaw, but repeat offenders will receive a penalty (ticket) when they choose to ignore the previous warning. Our Officers wrote 1448 warning notices in 2014 and that number increased to 1541 in 2015. Actual ticket issuance was minimal, so we are convinced people respond to, and appreciate the initial warning notices.



As in 2014, a small number of files were opened to proactively defend the many new and existing bike lanes when vehicles are seen parked on those – our efforts continue to provide a remarkable reduction in bike lane violations in the community and serve to keep cyclists safer. Our department recognizes the importance of the emerging cycling network to the community and our efforts continue to ensure these lanes remain an accessible and safe part of Langford's infrastructure.

Objectives and Measures for Coming Year (2016)

Our Officers will continue to offer the high levels of service to our residents by responding to incoming complaints, pro-actively dealing with observed safety issues and by continuing to backstop the good work being done by our emergency services partners such as the Fire Department and RCMP.

Fig.1: 2015 Bylaw Enforcement Departmental Activity by Complaint Type

Complaint Type	2015	2014
ANIMAL CONTROL (in house)	26	9
ASSIST LANGFORD FIRE DEPARTMENT	6	*
ASSIST RCMP (total)	61	*
-Squatters camps/Panhandlers	21	1
B&E/VANDALISM	4	*
BUILDING (total)	7	4
-No Permit	7	*
BURNING & FIRE REGS	79	71
BUSINESS LICENCE	1	0
CLANDERSTINE LAB (grow ops)	5	3
COMMUNITY SAFETY PATROL	74	*
CYCLE NO HELMET	21	*
DAMAGE TO CITY PROPERTY	33	*
DEVELOPMENT PERMIT	1	0
FALSE ALARM	601	532
FIREARMS & BOWS	2	5
FIREWORKS	17	3
GRAFFITI	21	8
NOISE (total)	93	155
-Construction	20	9
-Social	73	146
PARKS (total)	91	84
-Possess/Consume Liquor	55	*
SIGN	13	6
SOIL REMOVAL/DISPOSAL	1	2
TRAFFIC (total)	1299	1184
-BVWN'S (warning notices issued)	1531	1448
TRUCK ROUTE	34	9
UNSIGHTLY PREMISES (total)	185	54
-Deposit Rubbish/Debris	124	*
WATERCOURSE PROTECTION	12	4
ZONING (total)	58	45
-Suites	10	7
-Land use	30	18
-Occupy accessory	8	8
-Unlicensed vehicles of parts (on private land)	8	9
-Home occupation	2	3

* Not previously recorded

CRD Animal Care Services

Department 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-week enforcement of the City's Animal Control Bylaw. Value-added services are also included, for example, Animal Care Services cooperates with volunteer animal welfare and adoption agencies to ensure the best possible chance for found, surrendered and unclaimed animals. Animals available for adoption are regularly featured on the CRD website.

Results from Past Years (2014/2015)

Animal Control Services	2015	2014
PATROL HOURS	1062	1152
COMPLAINTS	880	882
Cats	80	60
Livestock	17	7
Dogs (total)	462	352
At large	155	164
Attack – Domestic	33	56
Attack – Human	15	*
Barking	91	113
Licence	7	19
Excrement	8	*
On Beach	1	*
Safe Keeping	2	*
Too Many	2	*
Unsanitary Pens	1	*
Welfare/Abuse	41	*
Other Animals	3	59
ENFORCEMENT ACTIONS	132	171
IMPOUNDS	150	135
Cats	42	45
Dogs	103	83
Other	3	7
POUND ACTIVITY:		
Dogs		
To rescue agency	4	0
Adopted	3	6
Euthanized	2	2
Return to Owner	94	68
In Shelter	3	*
Cats		
To rescue agency	16	13
Adopted	12	21
Euthanized	3	1
Return to Owner	11	5
In Shelter	1	*
At large	73	*
Attack	2	*
Too Many	2	*
Welfare/Abuse	3	*

Engineering Department

Department Overview

The Engineering Department consists of two areas of operation that include Construction and Public Works.

The Construction group was responsible for overseeing capital construction projects such as the Leigh Road Interchange as well as construction related items for land development/subdivision projects. Construction staff are also responsible to oversee upgrades or replacements for such items as culverts.

Public works staff were responsible for overseeing ongoing road maintenance including stormwater control, road quality, sidewalks, bikelanes and streetlights. Public works staff are also responsible for the trolley operations and outside beautification items such as hanging baskets and Christmas lights.

Results from Past Year (2015)

2015 Sewer Construction (West Shore Environmental Services):

1. Sewer System

- Constructed the Goldstream Avenue - Spencer Road Sewer Extension, approx. 500m of mainline sewer to service School District #62 Facilities and other properties.
- Completed the Glen Lake Road Low Pressure Sewer Extension under the direction of the City of Langford roadworks project.
- Completed connection of a District of Highlands development to the Langford sewer system under an Inter-Municipal Agreement.
- Received approximately 420 new connections (SFE) to the Langford sewer system.
- 18 individual sewer services constructed.
- No sewage overflow in 2015.
- Completed removal & replacement of sewer service to 201 Flicker.
- Continued updating and maintenance of digital GIS sewer database.

2. Inflow and Infiltration Program

- 87 sewer manholes inspected; 1 sewer manhole repaired.
- Rehabilitated 80 sewer inspection chambers.
- 6.4 km of sewer main CCTV videoed; flushed and cleaned approximately 670 m.

3. Pump Station Upgrade and Maintenance

- Completed annual maintenance and servicing of all pumping equipment including 6 pump rebuilds.
- Completed annual maintenance and servicing of all electrical controls and equipment.
- Completed annual load testing and servicing of all 7 standby generators.
- Purchased and replaced injection pump and water pump for the Florence Lake generator.
- Tested all backflow preventers, replaced 2 backflow preventers.
- Installed new pump impellers at Lake End and Wild Ridge pump stations.
- Installed new bearings and seals at Country Terrace pump station.
- Completed replacement of all SCADA routers due to security risks.

Engineering Department

Storm Drainage:

1. Capital
 - Completed 2 major culvert replacements in 2015 located on Setchfield Avenue leading into Lake Ida Ann and on Glen Lake Road at the new Belmont High School site.
2. Maintenance
 - Completed annual stormwater pond maintenance removing invasive species, weeds and any blockages as necessary in all stormwater ponds.
 - Completed stream and culvert inspections and cleared debris as necessary.
 - Installation of several rock pits on road edges for the annual rock pit program to improve roadside drainage in older established areas of the City.

Roadworks:

1. Capital
 - Took 4.3 km of new sidewalk into inventory from development.
 - Constructed 1.3 km of multi-use pedestrian/bicycle lanes.
 - Worked very closely with SD62 Sooke for their road improvements near the new Belmont High School, seeing the new Belmont High School opening in September 2015.
 - Several new bus shelters were installed in 2015. These shelters were improvements or replacements to existing ones under the City's new contract for shelter advertising.
 - Started design of the Atkins Avenue Bike BC Grant Project
 - Began the \$22.5m West Shore Parkway Completion Project
2. Maintenance
 - Completed annual Road Crack Sealing Program
 - Completed annual Pothole/Pavement Repair Program
 - Undertook sidewalk inspections and repairs as necessary.

Objectives and Measures for Coming Year (2016)

In 2016, the Engineering Department will continue to:

- Complete capital construction projects in accordance with the approved Annual Budget;
- Maintain City infrastructure;
- Operate the trolley, and
- Beautify the city.

Engineering Capital Projects

2016 Stormwater Projects

Setchfield at Shaw Culvert Replacement



Glen Lake Road Culvert Improvements



Roads Capital Projects

Leigh Road interchange Southbound Off Ramp Completion



Willing Park Stormwater Pond

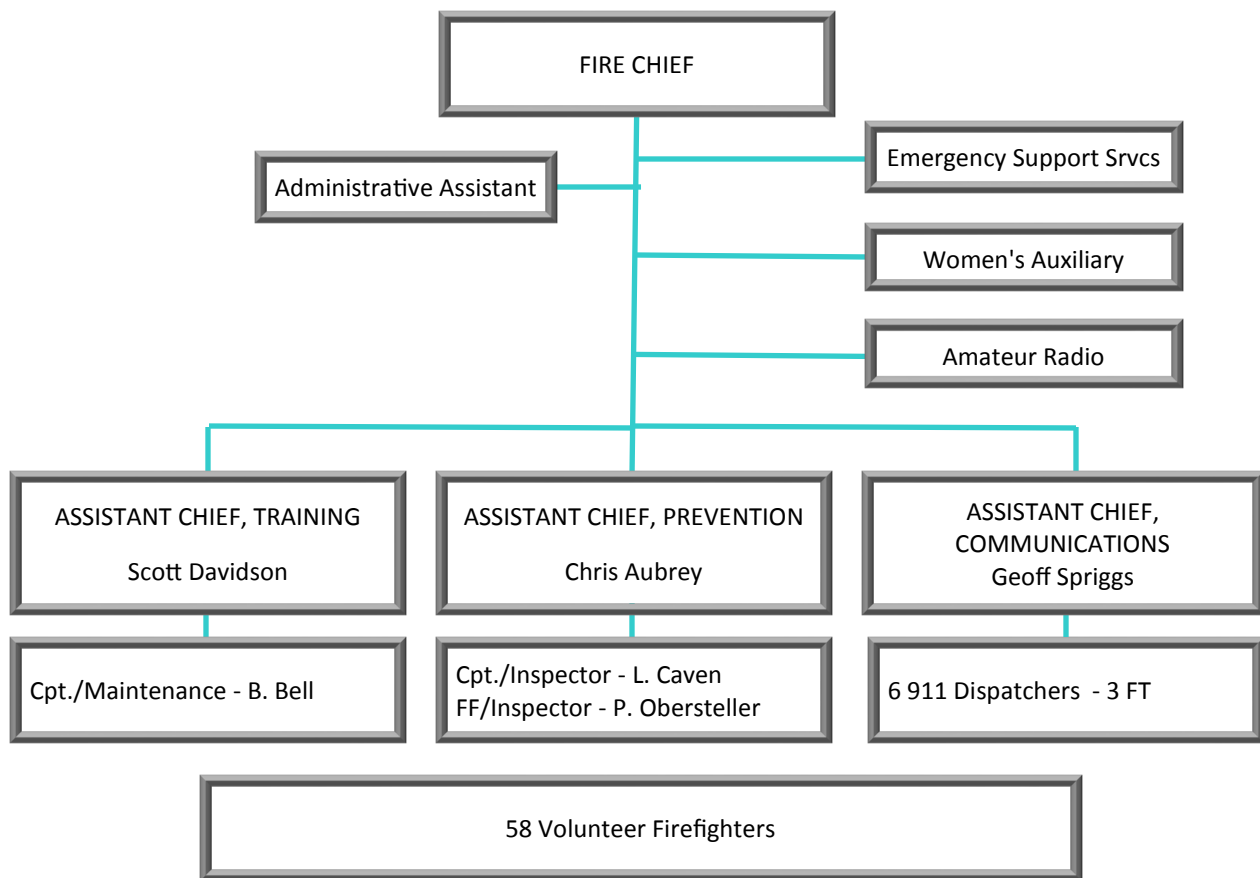


Fire Rescue

Department Overview

Fire Rescue Service provides 911 emergency response and acts as a first point of contact with residents and visitors for many incident types. Fire & Life Safety Education, directed at a wide variety of community demographic and social groups, provide valuable information and exposure to the dangers of fire and other hazards as well as methodologies to prevent or minimize damage and injury. Direct contact and influence are provided to citizens and business through related bylaw enforcement, legislated fire safety inspections at public and commercial properties, during formal fire investigations and within the pre-incident planning process.

The core of the department remains a highly dedicated and trained group of volunteer firefighters. They perform all aspects of department operations related to fire suppression and public education. The volunteer firefighters are supplemented by a career staffing contingent of 8 responsible for department management and supervision, inspections, training, public education and operational readiness. An administrative assistant provides technical and administrative support to all members of the LVFA as well as to the ESS volunteers, the Women's Auxiliary and the Amateur Radio group.



Results from Past Year (2015)

New Fire Protection Model

September 2015 marked the 1 year anniversary of the implementation of this program and we can say with confidence that it has been well received and is working very well. With respect to the 4 pillars that made up the primary goals of the model I offer the following:

Improved Response Times: By having an Engine company staffing the fire truck, we have improved our response times on average 3.5 minutes.

Provide Adequate Leadership at All Emergencies: Having a dedicated officer and/or creating supervised training opportunities for new officers ensures a higher degree of safety and effectiveness at all calls.

Provide Increased Training Opportunities: Not only does this allow for a more highly trained and effective team of firefighters, the flexibility of training opportunities makes it easier for volunteer firefighters to balance their time and commitment to the organization.

Volunteer Firefighter Retention: The model has reduced the call volume for our volunteers, it has provided more flexibility with respect to training opportunities, they are better able to schedule their time commitments given the stipend shifts and they are able to earn some money with the stipend shifts and odd casual shifts. All of which should help to address some of our retention challenges.

Replacement of Engine 12

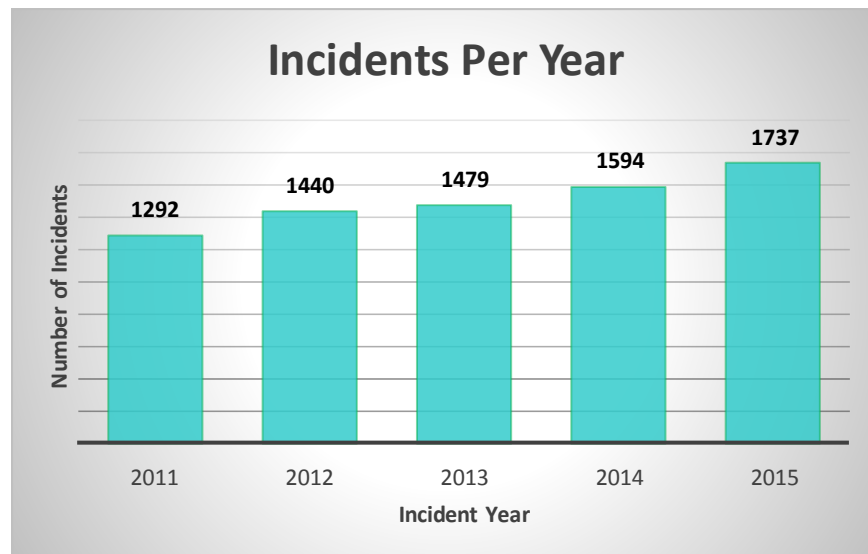
The replacement Engine was ordered and is currently being built by Spartan. The delivery date is scheduled for August 2016 and the firefighters are anxiously awaiting the arrival of this new vehicle. Upon its arrival we will be shifting vehicles around, moving our existing Custom Engine from Station 1 to Station 3 and replacing our 25 year old Engine 12 with Station 3's 2004 Engine.

Replacement of Brush 1

Fouts Brothers delivered our new brush truck this past fall and it is now in service responding to medical calls and wildland interface fires. It has a number of enhanced firefighting features including a larger tank and pump, better foam system, and lots of extra space for all the equipment and forestry hose for our wildfire needs.

2015 Year of the Volunteer

At the 2015 annual Volunteer Firefighters Association Christmas dinner each volunteer received their Volunteer Appreciation Card allowing the volunteers discounts at a number of Langford businesses. We also honored our dedicated WA volunteers by helping sponsoring a 65th anniversary of their organization.



Objectives and Measures for Coming Year (2016)

Benefits of a Strategic Plan

As our community grows, so too does the demands on those agencies that are responsible for public safety. Given our past growth and considering the future development of our community we believe that it is prudent that we consider the following:

- What expectations does the Langford community have of their fire department (level of service)?
- Are our fire stations appropriately and strategically located to deliver and meet the expectations of the community?
- Are we able to address the challenges associated with the 10-Minute response criteria of the *BC Building Code*?
- What is the plan for providing a fire station north of the Trans Canada Highway.
- What are our staffing plans, including succession planning, that will allow us to continue to support the current model?
- How will future development impact fire flows (water – FUS calculations).

The most cost effective way to address the community's expectations, future growth & development and to ensure that we are able to resolve challenges proactively is to create a strategic plan to help guide the Municipality and fire department for the foreseeable future. Consequently, as our primary goal for 2016, we intend to prepare a comprehensive long-term strategic plan to help guide our community and staff with respect to fire and rescue services.

Parks and Recreation Department

Department Overview

The Department is responsible for the construction/maintenance of parks, trails and landscaped boulevards. In addition, the Department oversees activity related to Recreation including the maintenance of City recreation facilities.

Results from Past Year (2015)

Development of Land Development Referral/Inspection

Working in conjunction with Engineering, Planning and Land Development Departments, Parks staff review and approval all landscaping on public lands.

Parks Assets – New Developments

Implementing a new tracking system that identified City Parks assets and records maintenance and cost activities.

North Langford Recreation Centre

The City acquired and completed a \$500,000 renovation of the former Mountain Athletic Centre (MAC) including a new salt water system for the pool and spa, new underwater LED lighting, new pool surfacing and several building upgrades.

Westhills Stadium – Change-room Floors Upgraded (TSBC Grant)

Professional sports rubber flooring installed in the stadium to provide better surfacing for athletes.

Playzone – Floors Resurfaced (TSBC Grant)

Upgrades to Playzone including flooring, new adventure structures and furniture

Danbrook Park + Parking Lot Upgrades

This included 75 parking stalls, new off leash dog exercise area and landscaping.

Veteran's Memorial Park

Installation of swing set and additional landscaping.

Research, Development and Environment

Continued to monitor O2 levels in Langford and Glen Lakes. Worked with Royal Roads University to study Western Painted Turtle. Continued with invasive species remove with the use of volunteers and provided financial assistance towards the eradication of the African bull frog.

- Veteran's Memorial Park – WWI Commemoration 100 Poppies
- Signage – Wayfinding, Interpretive, Trail Distance markers
- Belmont Dry Grad – Floral Planting at City Centre Park
- Belmont High School – Boulevard Landscaping
- Willing Park – Detention Pond Native Riparian Planting (Engineering Capital Project)
- Western Painted Turtle Study – Royal Roads University

City Centre Park

2015 brought several significant changes to City Centre Park which are highlighted below:

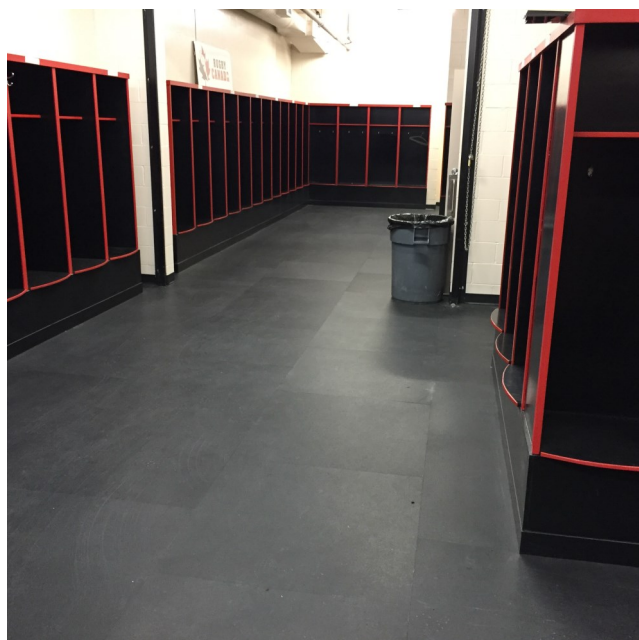
- March 2015 - City staff were successful in their grant application for the BC Tire Grant to install a rubber floor in Westhills Stadium and another grant to add a rubber floor to the Playzone.
- April 2015 - Westhills Stadium was the site for the Women's Sevens World Series, an international rugby event that was broadcast to 86 countries.
- October 2015 - Langford Lanes opened under new, local management.
 - Bowling Leagues are sanctioned under the Canadian Ten-Pin Federation
 - Capital Improvements made to Langford Lanes restaurant and renamed to City Centre Bar & Grill.
- November 2015 - Rubber floor installed in the Playzone along with other capital improvements.



North Langford Recreation Centre



World Rugby Women's 7 Championships



New flooring in stadium



Danbrook Parking Lot - 75+ stalls

Events - City Centre Park

The following represents events that took place at CCP: Eagle Ridge Community Centre, Westhills Arena, Westhills Stadium, Langford Lanes and the Goose Grill.

Westhills Stadium:

All-star Soccer Game (Jan 11)
Rugby Canada University 7s (Mar 5 - 8)
Rugby Canada CND U20 vs Romania (Mar 13)
Rugby Canada CND U20 vs USA (Mar 27)
Rugby Canada Women's Pro Am Cup (Apr 18 - 19)
Langford 7's tournament (May 16)

VI Crimson Wave Rugby Tournament (May 23)
Goddess Run (Jun 7)
Telus Walk for the Cure (Jun 14)
Belmont Grad (All Facilities- Jun 14 - 15)
Spectrum Grad (Jun 25 - 26)
Westshore Triathlon (Jul 4 - 5)
Rebels Football

Eagle Ridge Community Centre

Annual Screammers Bocce Tournament (Feb 6 - 8)
Be First Championships (Mar 28)
Annual Easter Egg Hunt (Apr 5)
Victoria Kids Consignment (Apr 9 - 12)
Westshore Quilters Guild (Apr 16 - 17)
ESS Course (May 30)
Anglers Wrap Up (Jun 21)

Hog Rally (July 3 - 4)
Victoria Kids Consignment (Sept 17-20)
Be First Championships (Oct 3)
Annual Halloween Event (Oct 31)
Sifpa Xmas Party (Dec 5)
Christmas Party (Dec 12)

Westhills Arena

PCHA Tournament (Jan 1-4)
Pacific Cup Tournament (Jan 16-17)
PCHA Tournament (Feb 6-8)
PCHA Tournament (Feb 27 -28)

JDF Minor Hockey Tournament (Oct 10-12)
PCHA Showcase E15s (Oct 23 -25)
PISE Corp Xmas Party (Dec 19)
JDF Minor Hockey (Dec 27-30)

Playzone/Splash-Ice Park

Skate with Santa (Dec7)
Annual Langford Trolley Christmas Light Tour (Dec 11-13, 18-20)
Annual Family New Year's (Dec 31)

Langford Lanes/Goose Grill

Fundraiser to raised money for the Pride society, MS society and Bullying Canada
One of our teams from the bowling league made it to the Nationals and came in 3rd.
Hosted the Belmont Dry Grad
Hosted the Big Brothers/Sisters fundraiser
Hosted the Tourism Victoria Mixer
Hosted the Young Entrepreneur mixer
Launched the Langford Lanes & Galloping Goose Grille mobile apps

Objectives and Measures for Coming Year (2016)

Construction and maintenance of parks and major facilities as outlined in the budget
Continue to look for grant opportunities
Promote Langford as a recreation destination.

Planning Department

Results from Past Year (2015)

NEW APPLICATIONS 2015

Application		Received	Issued	Address	Proposal
1	Z-15-01	7-Jan-15	16-Mar-15	3504 & 3508 Happy Valley Rd	Map Line Adjustment (RR2 and RS3) and RR2 text amendment
2	Z-15-02	8-Jan-15	20-Apr-15	919, 923, 927, 931, 935, 939 & 943 Wild Ridge Way	Text Amendment to allow Townhouses
3	Z-15-03	26-Jan-15	16-Mar-15	772 Hockley Ave	Amend Schedule AD
4	Z-15-04	3-Mar-15	8-Sep-15	778 Hockley Ave	R2 to C9A for 6 Storey Building
5	Z-15-05	26-Feb-15	8-Sep-15	2207 Millstream Rd	Text amendment to CR1 Zone to allow a church and daycare
6	Z-15-06	24-Mar-15	20-Jul-15	300 & 301 Phelps Ave	Text Amendment to allow Duplexes, SFD with Suites and RS3 amendment
7	Z-15-07	24-Mar-15	Cl-20May15	1144-1198, 1216-1230 Goldstream Ave, 1136 Donna Ave	Text Amendment to MUE1 and BT1 to allow CS2 uses
8	Z-15-08	20-Apr-15		3061 Jacklin Rd	To C10 for Gas Bar or Service Station
9	Z-15-09	22-Apr-15		2235 Players Dr & 026-228-203	CD6 Boundary Adjustment for 89 Phased Lots
10	Z-15-10	23-Apr-15	17-Aug-15	2000 Hannington Rd	Text Amendment-Area 3C to Area 1
11	Z-15-11	24-Apr-15	19-Oct-15	2758 Peatt Rd	C8 Text Amendment for additional 8 child day care
12	Z-15-12	5-May-15	15-Jun-15	Omnibus No. 41 - various amendments	Height of Accessory Buildings and various amendments
13	Z-15-13	15-May-15	19-Oct-15	3306 to 3344 Happy Valley Rd	RS3 Text Amendment to allow Attached Housing
14	Z-15-14	19-May-15		881 Klahanie Dr	RR6A for 8 new lots
15	Z-15-15	28-May-15		892 Klahanie Dr	RR2 to RR6A for 7 new lots
16	Z-15-16	11-Jun-15	2-Nov-15	3342 Turnstone Dr & 903 Tayberry Terr	Text Amendment to CD10 Reduction of Amenity Contributions
17	Z-15-17	15-Jun-15		3416 Hazelwood Rd	Small Lot Subdivision (220m ² Min)
18	Z-15-19	17-Jun-15	8-Sep-15	Omnibus No 42	Height in the RM7A Zone, Duplexes on large lots within Residential Small Lot Zones, and various other amendments
19	Z-15-20	21-Jul-15		734 Latoria Rd	RR6A Zone to allow subdivision into 550 m ² single-family lots, and possibly 835 m ² two-family lots
20	Z-15-21	7-Aug-15	19-Oct-15	3017 Glen Lake Rd	R2 to P1B - training facility for Rugby Canada
21	Z-15-22	28-Aug-15		2781 Strathmore Rd	R2 to MU1A - 3 Storey - 10 Unit Building
22	Z-15-23	28-Sep-15		566 Treanor Ave	RS3 for a 2-Lot Residential Subdivision
23	Z-15-24	15-Oct-16		3483 Happy Valley Rd	Townhouse Development
24	Z-15-25	29-Oct-15		772, 777, 778 & 784 Hockley Ave	25 Unit, 5 Storey Apartment Building
25	Z-15-26	4-Nov-15		Omnibus No. 43	Various amendments to General Regulations
26	Z-15-27	25-Nov-15		2792 Leigh Rd	R2 to BT1
27	Z-15-28	26-Nov-15		1431 Grand Forest Cl	Amend Area 6 of the CD6 Zone
28	TUP-15-01	2-Apr-15	CL-20May15	#135 - 1057 Langford Pkwy	Dog Daycare and Grooming
29	TUP-15-02	29-Jun-15		1156 Goldstream Ave	Rock Crushing on-site

Application		Received	Issued	Address	Proposal
30	TUP-15-03	8-Sep-15	5-Oct-15	2207 Millstream Rd	To allow a church and daycare
31	DVP-15-01	16-Jan-15	17-Aug-15	1058 Trillium Rd	Front Yard Setback
32	DVP-15-02	20-Mar-15	1-Jun-15	Westhills - 1220 Parkdale Dr, 3220 Westshore Pkwy, 3097 Langford Lk Rd, 3000 Irwin Rd	Bylaw 1000 Variance for Overhead Hydro and Telecommunications
33	DVP-15-03	26-Mar-15	20-Apr-15	2119/23/27/41/45/49/53/57 Champions Way and 1405/09/13/17 Champions Pl	Setback Variances
34	DVP-15-04	27-Apr-15	19-May-15	2124 to 2177 and 2141 to 2157, 2119, 2123 and 2127 Champions Way; 1405 to 1425 Champions Pl	Setback Variances
35	DVP-15-05	28-Apr-15	17-Aug-15	2402 Fleetwood Crt	Lot width variance in R2 Zone
36	DVP-15-06	28-Apr-15	Rejected-20Jul15	1725 Falcon Heights	Height Variance
37	DVP-15-07	29-May-15	17-Aug-15	007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr	Parking Variances
38	DVP-15-08	7-Jul-15	17-Aug-15	3026 Hull Rd	Garage Construction
39	DVP-15-09	13-Jul-15	8-Sep-15	2108 Champions Way	Reduce Side Yard Setback
40	DVP-15-10	6-Aug-15	8-Sep-15	2419 & 2421 Fleetwood Crt	Setback Reductions on both addresses
41	DVP-15-11	17-Jul-15		636 Atkins Ave	Exterior side lot setback reduction for an accessory building
42	DVP-15-12	6-Aug-15	19-Oct-15	2758 Peatt Rd	Reduce Parking Stalls from 3 to 2
43	DVP-15-13	14-Aug-15	19-Oct-15	691 & 697 Hoylake Ave	Height and Parking Variance
44	DVP-15-14	28-Sep-15	19-Oct-15	720 Latoria Rd	Setback Variances for Existing House
45	DVP-15-15	24-Sep-15	19-Oct-15	687 Strandlund Ave	Height, front and interior setback variance
46	DVP-15-16	6-Nov-15		2374 Setchfield Ave	Lot width variance for Strata Lot 1
47	DVP-15-17	25-Nov-15		2513 Mill Hill Rd	Front Yard Setback Reduction for a 1 Lot subdivision
48	DVP-15-18	16-Dec-15	16-Dec-15	3030 Jacklin Rd	Parking Stall Variance
49	DP-15-01	5-Jan-15	21-Jan-15	1151, 1155, 1159, 1163 Navigation Crt & 2186, 2190, 2194, 2198, 2202, 2210, 2214, 2218, 2222, 2221, 2217, 2213 and 2209 Navigators Rise	Amends DP-04-21 for Wildfire Covenant
50	DP-15-02	12-Jan-15	3-Mar-15	820 Latoria Rd	Environmental
51	DP-15-03	16-Jan-15	3-Feb-15	Bear Mountain	Environmental for Comfort Station
52	DP-15-04	20-Jan-15	10-Apr-15	835 Langford Pkwy	Temporary Garden Centre
53	DP-15-05	26-Jan-15	19-Aug-15	1058 Trillium Rd	Front Yard Setback
54	DP-15-06	26-Jan-15	2-Feb-15	1067 Braeburn Ave	Amends Lots within the SPEA
55	DP-15-07	27-Jan-15	16-Feb-15	1999 Country Club Way	F & C - Shroud and Antenna
56	DP-15-08	3-Feb-15	27-Feb-15	2089 Millstream Rd	F & C - Commercial Building
57	DP-15-09	4-Feb-15	25-Mar-15	709 Latoria Rd	Environmental for 24 Lot Subdivision
58	DP-15-10	n/a	6-May-15	Leigh Road Interchange	Environmental - clearing and grubbing
59	DP-15-11	n/a	17-Feb-15	Willing Pond	Construction of a detention pond and associated works to Nesbit Creek
60	DP-15-12	6-Feb-15	25-Feb-15	2408 and 2410 Bellamy Rd (formerly 2396 Bellamy Rd)	Duplex F & C with setback reductions

Application		Received	Issued	Address	Proposal
61	DP-15-13	6-Feb-15	2-Mar-15	2402 and 2404 Bellamy Rd (formerly 2396 Bellamy)	Duplex F & C with setback reductions
62	DP-15-14	10-Feb-15	24-Feb-15	2486 and 2490 Mill Hill Rd	Vary Side Yard Setbacks
63	DP-15-15	2-Mar-15	6-Mar-15	300 Phelps Ave	Land Clearing
64	DP-15-16	18-Feb-15	3-Mar-15	899 McCallum Rd; 2658, 2662, 2666, 2670 Secretariat Way	Land Clearing and site preparation
65	DP-15-17	18-Feb-15	2-Mar-15	2390 and 2392 Bellamy Rd (formerly 2396 Bellamy)	F & C - Attached Duplex
66	DP-15-18	12-Mar-15	8-Apr-15	815 and 835 Latoria Rd	Environmental - 48 Fee Simple SFDs
67	DP-15-19	12-Mar-15	18-Mar-15	131 - 2401A Millstream Rd	F & C - 40 Façade signs for Millstream Village
68	DP-15-20	20-Mar-15		760 Latoria Rd	Amends DP-14-30 to include landscape bonding
69	DP-15-21	25-Mar-15	21-Apr-15	2169 TCH and 2521 Selwyn Rd	Environmental for 54 Lots
70	DP-15-22	26-Mar-15	10-Apr-15	850 Langford Pkwy	F & C - McDonald's Restaurant
71	DP-15-23	7-Apr-15	CL-15Dec15	300 Phelps Ave	Amends DP-15-15 - Land Clearing
72	DP-15-24	8-Apr-15	8-May-15	919 - 943 Wild Ridge Way	F & C for 20 Townhouses
73	DP-15-25	9-Apr-15	20-Apr-15	291 Bellamy Link & 2403 Bellamy Rd	F & C for an attached Duplex
74	DP-15-26	15-Apr-15	14-May-15	2789 Grainger Rd	F & C for Apartment Block - amends DP-13-09
75	DP-15-27	21-Apr-15	23-Apr-15	935 Latoria Rd and 3579 Happy Valley Rd	Environmental - Amends DP12-0055
76	DP-15-28	15-May-15	17-Jun-15	1092 Penwood Rd	Detached Duplex
77	DP-15-29	19-May-15	29-May-15	774 Latoria Rd	Environmental - Amends DP14-0035
78	DP-15-30	27-May-15	10-Jun-15	3342 to 3396 Crossbill Terr; 901 to 925 Fulmar Rise and 915, 927 and 938 Summerstone Run	Vary Parking Stall Width - Amends DP-14-20
79	DP-15-31	1-Jun-15	9-Jun-15	269 and 271 Bellamy Link	F & C for an attached Duplex
80	DP-15-32	2-Jun-15	8-Jul-15	1021 and 1027 Springboard Pl	F & C for 16-unit Townhouse Development
81	DP-15-33	10-Jun-15	29-Jul-15	3439 Ambrosia Cres	F&C and Environmental for 9-Unit Townhouse Devel- opment
82	DP-15-34	15-Jun-15	27-Jul-15	3220 West Shore Pkwy - Westhills Stage 3 / Paradise Falls 3	F & C for 25 lot subdivision
83	DP-15-35	17-Jun-15	24-Jun-15	263 and 265 Bellamy Link	F & C for an attached Duplex
84	DP-15-36	23-Jun-15	24-Aug-15	2913 Kettle Lk Dr & 3300 Kettle Cr Cresc	F & C for 36 Unit Townhouse
85	DP-15-37	26-Jun-15		975 Walfred Rd	F & C for 5 Fee Simple Lot Subdivision
86	DP-15-38	29-Jun-15		1144-1198, 1216-1230 Goldstream Ave, 1136 Donna Ave	Environmental - Business Technology Park 1 BT1
87	DP-15-39	7-Jul-15	18-Aug-15	720 Latoria Rd	Environmental - land clearing
88	DP-15-40	8-Jul-15	22-Jul-15	1034 Jenkins Ave	F & C - Detached Duplex
89	DP-15-41	13-Jul-15		3021 Glen Lake Rd	Hazardous - Drainage Concern
90	DP-15-42	14-Jul-15	23-Jul-15	914 and 910 Fulmar Rise	Exterior Side Yard Setback Reduction
91	DP-15-43	14-Jul-15	5-Aug-15	1319 Champions Crt & 2104 Cham- pions Way	Amends DP12-09/Fire resistant roofing and siding
92	DP-15-44	27-Jul-15	18-Aug-15	820 Latoria Rd	DP Amendment
93	DP-15-45	7-Aug-15	24-Sep-15	007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr	6 Storey Multi-Use Building

Application		Received	Issued	Address	Proposal
94	DP-15-46	10-Aug-15	19-Aug-15	2819 & 2821 Jacklin Rd	11 Unit Townhouse Development
95	DP-15-47	14-Aug-15	20-Oct-15	691 & 697 Hoylake Ave	147 2x5 Storey Multi-Family Rental Buildings
96	DP-15-48	14-Aug-15	16-Sep-15	1270, 1360 and 1445 Bear Mountain Pkwy	32 Lot Subdivision - St Andrews
97	DP-15-49	25-Aug-15	7-Sep-15	799 McCallum Rd	Amends DP07-0032 Costco Propane Cylinder Upgrade
98	DP-15-50	27-Aug-15	10-Sep-15	1725 Falcon Heights Rd	Amends DP11-0031 - Accessory Building
99	DP-15-51	1-Sep-15	2-Nov-15	778 Hockley Ave	Form & Character for 33 Rental Units
100	DP-15-52	23-Sep-15	30-Oct-15	4397 West Shore Pkwy	Form & Character for a Co-Op Gas Bar
101	DP-15-53	28-Sep-15	2-Nov-15	2095 Millstream Rd	Form & Character for a Truck Servicing Centre
102	DP-15-54	21-Oct-15	26-Oct-15	3622 Happy Valley Rd	Form & Character - A Duplex
103	DP-15-55	16-Oct-15	6-Nov-15	2376 Setchfield Ave	Form & Character - Relocate Existing Duplex on same lot
104	DP-15-56	23-Oct-15		951 Klahanie Dr	Environmental - Equestrian Riding Arena
105	DP-15-57	19-Oct-15	26-Nov-15	VIS2714 - Common Property	Environmental for 5 strata lot subdivision
106	DP-15-58	21-Oct-15	12-Nov-15	301 Phelps Ave	Form & Character - 15 Small Lot Houses
107	DP-15-59	23-Oct-15	23-Nov-15	3220 West Shore Pkwy	Form & Character for 23 Lot Subdivision
108	DP-15-60	6-Nov-15	27-Nov-15	2321 Belair Rd	Form & Character - Detached Duplex
109	DP-15-61	9-Nov-15	13-Nov-15	1312, 1324 Glenshire Dr and 1220 Parkdale Dr	Environmental - West Shore Pkwy Extension
110	DP-15-62	12-Nov-15		734 Latoria Rd	Environmental - Site clearing
111	DP-15-63	13-Nov-15	17-Nov-15	912 Jenkins Ave	Amends DP-13-23 - Form & Character
112	DP-15-64	25-Nov-15		2513 Mill Hill Rd	Environmental for subdivision
113	DP-15-65	10-Dec-15		2300 & 2350 Bear Mountain Pkwy	Environmental - Land Clearing for subdivision prep
114	DP-15-66	10-Dec-15		899 McCallum Rd	Form & Character - 7 Townhouse Units
115	DP-15-67	15-Dec-15	15-Dec-15	2901 Sooke Rd	Signage for Slegg
116	DP-15-68	15-Dec-15		3220 West Shore Pkwy	Form & Character - 28 lots
117	SDP-15-01	12-Mar-15	9-Apr-15	752 Goldstream Ave	1 Façade - Coastal Community Credit Union
118	SDP-15-02	20-Mar-15	22-Apr-15	2955 Phipps Rd	1 Façade - Noodle Box
119	SDP-15-03	24-Mar-15	13-Apr-15	104 - 2806 Jacklin Rd	1 Façade - Dad's Soup and Sangy's
120	SDP-15-04	30-Mar-15	13-Apr-15	#101 - 789 Hockley Ave	1 Façade - DB Services
121	SDP-15-05	9-Apr-15	13-Apr-15	2836 Millstream Rd	1 Façade - Landmark Sign Ltd
122	SDP-15-06	10-Apr-15	17-Apr-15	#114 - 582 Goldstream Ave	1 Façade - Westshore Denture Clinic
123	SDP-15-07	10-Apr-15	17-Apr-15	#109 - 582 Goldstream Ave	1 Façade - St Anthony's Pharmacy
124	SDP-15-08	4-May-15	12-Jun-15	754B Goldstream Ave	1 Façade & 1 Freestanding - Connect Hearing
125	SDP-15-09	13-May-15	13-Aug-15	129 - 877 Goldstream Ave	1 Façade - Pacific Rim Dental
126	SDP-15-10	13-May-15	29-May-15	112-2806 Jacklin Rd	1 Façade - All Battery / Blackapple Cellular
127	SDP-15-11	14-May-15	12-Jun-15	779 McCallum Rd	6 Façade & 1 Freestanding - Best Buy
128	SDP-15-12	15-May-15	17-Jun-15	#103 - 735 Goldstream Ave	1 Sandwich Board - Westshore Custom Picture Framing
129	SDP-15-13	10-Jun-15	25-Jun-15	1319 Rosewell Ave	1 Façade - YMCA / YWCA
130	SDP-15-14	8-Jul-15	9-Jul-15	735 Goldstream Ave	1 Façade - Fresh Slice Pizza
131	SDP-15-15	6-Aug-15	12-Aug-15	967 Langford Pkwy	2 Façade - Collins Barrow Accountants
132	SDP-15-16	10-Aug-15	18-Aug-15	2932 Ed Nixon Terr	4 Façade - SHOXS
133	SDP-15-17	27-Aug-15	1-Sep-15	1010 McCallum Rd	1 Freestanding - VCMCMC Yard
134	SDP-15-18	31-Aug-15	16-Sep-15	787 Goldstream Ave	1 Façade - Sherwin Williams Retail Paint Store
135	SDP-15-19	17-Sep-15	21-Sep-15	888 Attree Ave	2 Façade - Proline Property
136	SDP-15-20	1-Oct-15	1-Oct-15	1319 Roswell Ave	1 Façade - Victoria Conservatory of Music
137	SDP-15-21	7-Oct-15	7-Oct-15	1039 Langford Pkwy	1 Façade - Mazzei Electric
138	SDP-15-22	4-Oct-15	16-Nov-15	133- 2945 Jacklin Rd	1 Façade - Optimax Fitness Langford Inc
139	SDP-15-23	10-Nov-15		2988 Jacklin Rd	1 Façade - EZ Lube Automotive Ltd.

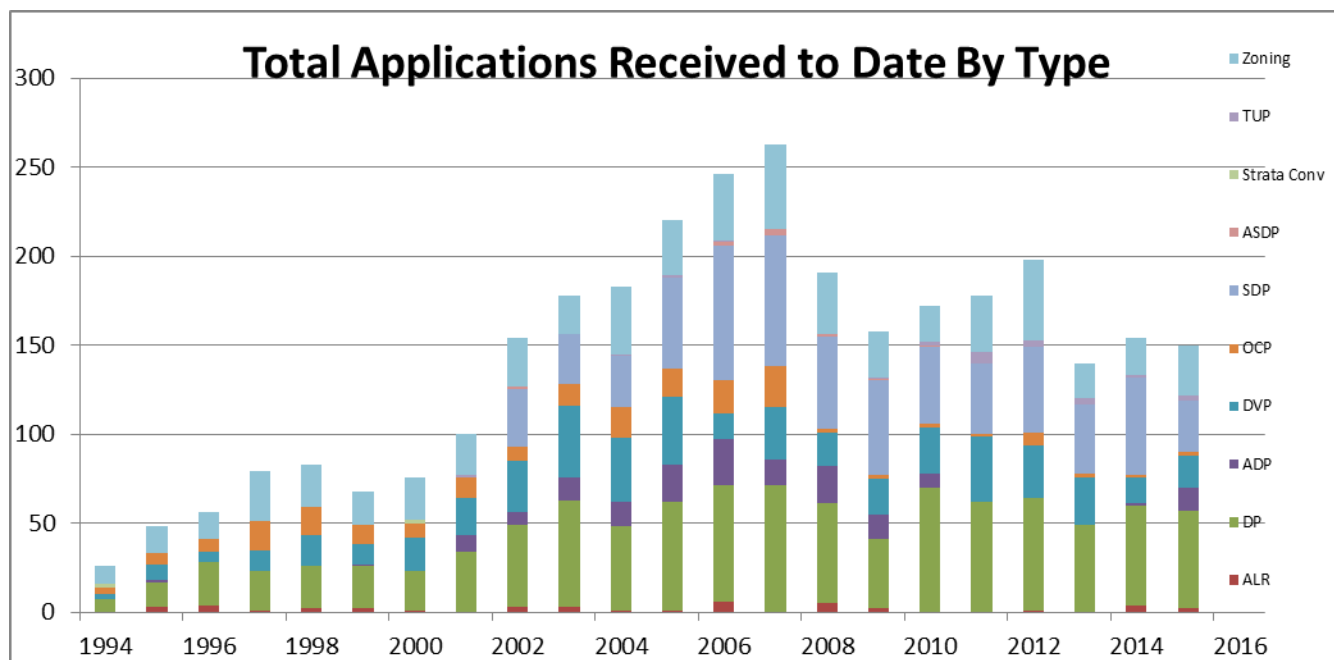
Application		Received	Issued	Address	Proposal
140	SDP-15-24	19-Nov-15		#128 - 2871 Jacklin Rd	1 Façade - Prosperity Business Centre
141	SDP-15-25	19-Nov-15	9-Dec-15	#101 - 2835 Peatt Rd	1 Façade - Pest Control Retail/Service
142	SDP-15-26	1-Dec-15	8-Dec-15	119 - 866 Goldstream Ave	1 Façade - House of Gains
143	SDP-15-27	3-Dec-15	8-Dec-15	895 Langford Pkwy	1 Façade - Andrew Sheret
144	SDP-15-28	8-Dec-15	30-Dec-15	739 McCallum Rd	3 Façade - Tim Hortons
145	SDP-15-29	29-Dec-15		849 Orono Ave	1 Freestanding - Habitat For Humanity / ReStore

Current Applications

Type of Application	In Process	Issued/Adopted This Quarter
Agricultural Land Commission	5	0
Development Permits*	27	14
Sign Development Permits	40	7
Development Variance Permits	10	5
OCP Amendments	6	2
Temporary Use Permits	2	1
Zoning Amendments	30	6
TOTAL	120	35

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	49	0	27	2	39	0	0	3	20	140
2014	4	56	1	15	1	55	0	0	1	21	154
2015	2	55	13	18	2	29	0	0	3	28	150
Total	41	971	164	477	193	649	10	4	24	588	3121



Fees Collected By Type of Application by Month and By Year									
	ALR	DP	DVP	Rezoning	PH	SDP	TUP	Monthly Total	Total to Date
Jan	\$ -	\$ 27,900	\$ 1,250	\$ 3,600	\$ 6,600	\$ -	\$ -	\$ 39,350	\$ 39,350
Feb	\$ -	\$ 19,650	\$ -	\$ 1,800	\$ 2,200	\$ -	\$ -	\$ 23,650	\$ 63,000
Mar	\$ -	\$ 31,860	\$ 2,425	\$ 11,000	\$ 4,400	\$ 600	\$ -	\$ 50,285	\$ 113,285
Apr	\$ -	\$ 8,700	\$ 2,575	\$ 7,220	\$ 6,600	\$ 485	\$ -	\$ 25,580	\$ 138,865
May	\$ -	\$ 2,910	\$ 1,250	\$ 24,500	\$ 6,600	\$ 600	\$ -	\$ 35,860	\$ 174,725
Jun	\$ -	\$ 36,100	\$ 1,250	\$ 4,500	\$ 4,400	\$ 150	\$ 1,700	\$ 48,100	\$ 222,825
Jul	\$ 1,200	\$ 8,600	\$ 3,750	\$ 8,000	\$ -	\$ 150	\$ -	\$ 21,700	\$ 244,525
Aug	\$ -	\$ 29,233	\$ 1,250	\$ 2,800	\$ 2,200	\$ 700	\$ -	\$ 36,183	\$ 280,708
Sep	\$ 300	\$ 7,750	\$ 1,250	\$ 2,800	\$ 2,200	\$ 350	\$ -	\$ 14,650	\$ 295,358
Oct	\$ -	\$ 26,600	\$ -	\$ 5,800	\$ 2,200	\$ 300	\$ -	\$ 34,900	\$ 330,258
Nov	\$ -	\$ 6,900	\$ 1,250	\$ 3,800	\$ 4,400	\$ 650	\$ -	\$ 17,000	\$ 347,258
Dec	\$ -	\$ 25,400	\$ 1,250	\$ 3,450	\$ 2,200	\$ 550	\$ -	\$ 32,850	\$ 380,108
Total	\$ 1,500	\$ 231,603	\$ 17,500	\$ 79,270	\$ 44,000	\$ 4,535	\$ 1,700	\$ 380,108	\$ 380,108
2015	\$ 1,500	\$ 231,603	\$ 17,500	\$ 79,270	\$ 44,000	\$ 4,535	\$ 1,700		\$ 380,108
2014	\$ 1,800	\$ 169,859	\$ 20,750	\$ 121,400	\$ 35,200	\$ 9,025	\$ 1,700		\$ 359,734
2013	\$ -	\$ 143,608	\$ 25,450	\$ 62,800	\$ 28,600	\$ 6,725	\$ 1,700		\$ 268,883
2012	\$ 300	\$ 190,621	\$ 20,475	\$ 192,752	\$ 76,630	\$ 8,050	\$ 4,825		\$ 493,653
2011	\$ -	\$ 242,039	\$ 34,450	\$ 91,120	\$ 44,100	\$ 7,625	\$ 3,525		\$ 422,859
2010	\$ 3,600	\$ 339,882	\$ 29,055	\$ 50,075	\$ 24,300	\$ 6,600	\$ 2,350		\$ 455,862
2009	\$ 600	\$ 177,908	\$ 24,330	\$ 133,750	\$ 26,400	\$ 10,800	\$ -		\$ 373,788
2008	\$ 3,600	\$ 286,539	\$ 19,990	\$ 149,982	\$ 55,311	\$ 11,445	\$ -		\$ 526,867
2007	\$ -	\$ 277,015	\$ 31,577	\$ 130,696	\$ 91,473	\$ 14,405	\$ -		\$ 545,167
2006	\$ 3,150	\$ 372,655	\$ 15,425	\$ 139,796	\$ 40,600	\$ 14,800	\$ -		\$ 586,426
2005	\$ 300	\$ 412,137	\$ 34,195	\$ 178,171	\$ 36,400	\$ 10,270	\$ -		\$ 671,474
2004	\$ -	\$ 261,296	\$ 30,920	\$ 167,845	\$ 45,766	\$ -	\$ -		\$ 505,828
2003	\$ 1,200	\$ 178,048	\$ 39,965	\$ 182,920	\$ 24,850	\$ -	\$ -		\$ 426,983
2002	\$ -	\$ 97,072	\$ 37,851	\$ 61,082	\$ 20,262	\$ -	\$ -		\$ 216,266

2015 CITY OF LANGFORD
Consolidated Financial Statements
For the fiscal year ending December 31, 2015

City of Langford, British Columbia, Canada



City of Langford

www.cityoflangford.ca

Mayor:	Stewart Young
Councillors:	Denise Blackwell Matt Sahlstrom Lanny Seaton Winnie Sifert Lillian Szpak Roger Wade
Administrator:	Jim Bowden, MPA
Treasurer:	Steve Tennent
City Engineer:	Michelle Mahovlich, M.Eng., P.Geo., P.Eng.
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, 2015

Financial Statements

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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 Professional Accountants of Canada. 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 Professional Accountants
St. Andrew's Square II
800 - 730 View Street
Victoria BC V8W 3Y7

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

INDEPENDENT AUDITORS' REPORT

To the Mayor and Councilors 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, 2015, 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, 2015, 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.

KPMG LLP

Chartered Professional Accountants

April 18, 2016
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, 2015, with comparative information for 2014

	2015	2014
Financial assets:		
Cash and cash equivalents (note 3)	\$ 16,560,675	\$ 20,997,712
Property taxes receivable	3,064,538	2,147,845
Accounts receivable	6,457,547	3,906,079
Other assets	146,450	136,692
	26,229,210	27,188,328
Financial liabilities:		
Accounts payable and accrued liabilities	5,332,132	5,247,377
Prepaid property taxes and licences	664,248	666,589
Deferred revenue (note 4)	10,566,709	10,644,522
Refundable deposits	6,844,573	7,031,704
Debt (note 5):		
Short-term	21,758,000	23,750,000
Long-term	6,493,032	8,178,814
	51,658,694	55,519,006
Net debt	(25,429,484)	(28,330,678)
Non-financial assets:		
Tangible capital assets (note 6)	344,053,137	325,975,627
Sewer franchise agreement (note 7)	16,858,930	13,834,129
Land held for resale	5,386,214	5,385,060
Prepaid expenses	647,317	937,567
	366,945,598	346,132,383
Accumulated surplus (note 8)	\$ 341,516,114	\$ 317,801,705

Commitments and contingencies (note 12)

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


Treasurer

CITY OF LANGFORD

Consolidated Statement of Operations

December 31, 2015, with comparative information for 2014

	Financial Plan (note 13)	2015	2014
Revenue:			
Taxation, net (note 9)	\$ 25,596,400	\$ 25,612,522	\$ 23,271,565
Development cost charges	5,901,200	3,356,342	413,419
Sewer capital recovery fees	-	3,637,868	2,436,949
Utility charges	5,000	5,000	5,000
Other	3,705,396	4,686,717	4,492,377
Licences and permits	1,780,500	2,345,918	1,951,112
Penalties and interest	433,000	354,522	413,543
Government transfers (note 10)	13,485,300	4,957,026	2,701,953
Commercial leasing	2,659,900	1,983,117	2,523,267
Casino	1,200,000	1,239,776	1,169,240
Investment earnings	170,000	208,014	274,384
Developer and property owner contributions	2,500,000	15,562,549	11,420,217
Total revenue	57,436,696	63,949,371	51,073,026
Expenses:			
General government services:			
Legislative	465,500	330,590	391,411
Administrative	2,243,900	2,753,319	2,513,332
Other	1,497,600	1,438,596	1,244,526
	4,207,000	4,522,505	4,149,269
Protective services:			
Police and bylaw enforcement	6,570,900	6,724,855	6,654,710
Fire protection and emergency response	2,706,100	3,134,723	2,977,807
Building inspection and other	549,900	524,912	491,101
	9,826,900	10,384,490	10,123,618
Engineering and public works:			
Common services	1,193,300	1,060,634	1,068,756
Land development services	505,900	554,551	516,916
Roads, streets and storm drainage	5,758,700	8,961,458	9,152,460
	7,457,900	10,576,643	10,738,132
Community services:			
Environmental and development services	1,051,700	933,389	779,065
Recreation and cultural services	6,036,100	6,681,139	7,545,242
West Shore Parks and Recreation Society (note 14)	5,265,231	6,409,322	5,251,685
	12,353,031	14,023,850	13,575,992
Utility and enterprise services:			
Sewer infrastructure	-	613,067	589,641
Sewer maintenance	-	293	1,644
Debt interest	124,500	114,114	139,717
	124,500	727,474	731,002
Total expenses	33,969,331	40,234,962	39,318,013
Annual surplus	23,467,365	23,714,409	11,755,013
Accumulated surplus, beginning of year	317,801,705	317,801,705	306,046,692
Accumulated surplus, end of year	\$ 341,269,070	\$ 341,516,114	\$ 317,801,705

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

CITY OF LANGFORD

Consolidated Statement of Changes in Net Debt

December 31, 2015, with comparative information for 2014

	Financial Plan (note 13)	2015	2014
Annual surplus	\$ 23,467,365	\$ 23,714,409	\$ 11,755,013
Acquisition of tangible capital assets	(21,369,993)	(13,103,030)	(9,012,331)
Increase in land held for resale	-	(1,154)	(157,741)
Amortization of tangible capital assets	-	6,774,852	6,523,484
Loss on sale of tangible capital assets	-	24,797	350,953
Proceeds on sale of tangible capital assets	-	920,284	491,452
Sewer capital recovery fees	-	(3,637,868)	(2,436,949)
Developer contributions of tangible capital assets	-	(12,230,536)	(8,978,502)
Change in proportionate share of West Shore Parks & Rec Society	-	149,190	(418,107)
	2,097,372	2,610,944	(1,882,728)
Consumption (acquisition) of prepaid expenses	-	290,250	(349,788)
Change in net financial assets (debt)	2,097,372	2,901,194	(2,232,516)
Net debt, beginning of year	(28,330,678)	(28,330,678)	(26,098,162)
Net debt, end of year	\$ (26,233,306)	\$ (25,429,484)	\$ (28,330,678)

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

CITY OF LANGFORD

Consolidated Statement of Cash Flows

December 31, 2015, with comparative information for 2014

	2015	2014
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 23,714,409	\$ 11,755,013
Items not involving cash:		
Amortization of tangible capital assets	6,774,852	6,523,484
Loss on sale of tangible capital assets	24,797	350,953
Developer contributions of tangible capital assets	(12,230,536)	(8,978,502)
Sewer capital recovery fees	(3,637,868)	(2,436,949)
Actuarial adjustment on debt	(111,733)	(138,443)
Change in proportionate share of West Shore Parks & Rec Society	149,190	(418,107)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	(916,693)	(609,664)
Accounts receivable	(2,551,468)	1,079,202
Other assets	(9,758)	(35,445)
Accounts payable and accrued liabilities	84,755	(1,141,654)
Prepaid property taxes and licences	(2,341)	132,748
Deferred revenue	(77,813)	1,002,270
Refundable deposits	(187,131)	1,135,327
Prepaid expenses	290,250	(349,788)
	11,312,912	7,870,445
Capital activities:		
Acquisition of tangible capital assets	(13,103,030)	(9,012,331)
Increase in land held for resale	(1,154)	(157,741)
Proceeds on sale of tangible capital assets	920,284	491,452
	(12,183,900)	(8,678,620)
Financing activities:		
Capital lease payments	-	(444,246)
Debt payments (West Shore Parks & Rec Society)	(37,202)	(46,035)
Debt payments	(3,528,847)	(3,426,806)
	(3,566,049)	(3,917,087)
Decrease in cash and cash equivalents	(4,437,037)	(4,725,262)
Cash and cash equivalents, beginning of year	20,997,712	25,722,974
Cash and cash equivalents, end of year	\$ 16,560,675	\$ 20,997,712
Supplemental cash flow information:		
Cash paid for interest	\$ 629,081	\$ 382,600
Cash received from interest	332,520	403,221

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements

December 31, 2015, with comparative information for 2014

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 Chartered Professional Accountants of Canada. 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 City. 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) Revenue recognition:

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, except when and to the extent the transfer gives rise to an obligation that meets the definition of a liability.

Property tax revenue is recognized on an accrual basis using approved tax rates and the anticipated assessment for the current year. Parcel tax revenues are recognized in the year that they are levied.

(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 thereby extinguishing any liability to the City.

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.

(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.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

(h) Long-term debt:

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

(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.

(ii) 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
Road infrastructure	10-75

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.

(iii) Contributions of tangible capital assets

Tangible capital assets received as contributions are recorded at their fair value and are recorded as revenue at the date of receipt.

(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) 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.

(v) Inventory of supplies

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

(j) Employee benefits:

The City and its employees make contributions to the Municipal Pension Plan. These contributions are expensed as incurred. The costs of a multi-employer defined contribution pension plan, such as the Municipal Pension Plan, are the employer's contributions due to the plan in the period.

(k) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, 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.

(l) Certain comparative figures have been reclassified to conform with the financial statement presentation for the current year.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

2. Adoption of new accounting policy:

The City of Langford adopted Public Sector Accounting Board Standard PS 3260 *Liability for Contaminated Sites* effective January 1, 2015. Under PS 3260, contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. This Standard relates to sites that are not in productive use and sites in productive use where an unexpected event resulted in contamination. The City adopted this standard on a retroactive basis and there were no adjustments as a result of the adoption of this standard.

3. Cash and cash equivalents:

	2015	2014
West Shore Parks and Recreation Society	\$ 1,569,819	\$ 1,528,689
Cash	6,160,233	2,469,023
Bank overdraft	(1,169,377)	-
Term deposits	10,000,000	17,000,000
	\$ 16,560,675	\$ 20,997,712

The City has an approved operating line of credit of \$7,500,000.

4. Deferred revenue:

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

	2015	2014
Development cost charges	\$ 9,288,738	\$ 9,579,792
Hotel room tax	663,938	483,856
Other	614,033	580,874
	\$ 10,566,709	\$ 10,644,522

Development cost charges:

	2015	2014
Opening balance of unspent funds	\$ 9,579,792	\$ 8,274,026
Add:		
Development cost charges received during the year	2,979,335	1,620,348
Interest earned	85,953	98,837
	12,645,080	9,993,211
Less amount spent on projects and recorded as revenue	(3,356,342)	(413,419)
	\$ 9,288,738	\$ 9,579,792

CITY OF LANGFORD

Notes to Consolidated Financial Statements

5. Debt:

(a) Short-term debt:

Short-term debt is comprised of an interim financing facility through the TD Bank due on demand which bears interest at the Bankers Acceptance Rate plus stamping fee of 75 basis points.

(b) Long-term debt:

Long-term debt consists of the following:

	2015	2014
Municipal Finance Authority ("MFA")	\$ 49,299	\$ 304,428
West Shore Parks & Rec Society five year fixed rate loan	-	37,202
TD Bank	6,443,733	7,837,184
	<u>\$ 6,493,032</u>	<u>\$ 8,178,814</u>

Long-term debt through the MFA is presented net of repayments and actuarial earnings, 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 earnings on debt represent the allocation by the MFA of surplus investment income generated by the principal repayments. The gross value of debenture debt at December 31, 2015 is \$2,918,000 (2014 - \$4,643,000). The accumulation of principal repayments and actuarial earnings allocated to the City as of December 31, 2015 is \$2,868,702 (2014 - \$4,338,572).

Long-term debt from the TD Bank consists of five year floating rate term loans maturing from 2017 to 2021, with a current interest rate of 1.61%.

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

2016	\$ 2,399,100
2017	2,826,800
2018	2,081,800
2019	1,490,600
2020	1,521,500

6. Tangible capital assets:

(a) Assets under construction:

Assets under construction have a value of \$10,330,582 (2014 - \$3,908,536) and have not yet been amortized. Amortization of these assets will commence when the asset is put into service.

(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 \$12,230,536 (2014 - \$8,978,502) comprised of land \$7,271,605 (2014 - \$4,069,876), land improvements \$106,375 (2014 - \$20,172), buildings \$NIL (2014 - \$NIL), sewer and storm infrastructure \$2,113,823 (2014 - \$1,612,867) and roads infrastructure \$2,738,733 (2014 - \$3,275,587).

(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 2015 or 2014.

(e) West Shore Parks and Recreation Society:

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

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CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 6. Tangible Capital Assets (Continued)

	Land	Land Improvements	Buildings	Vehicles Machinery & Equipment	Sewer and Storm Infrastructure	Roads Infrastructure	Assets Under Construction	West Shore Parks & Recreation Society	2015	2014
Cost:										
Opening	\$ 130,292,040	15,616,625	31,975,062	11,532,696	45,635,219	113,438,143	3,908,536	31,760,845	\$ 384,159,166	\$ 386,714,138
Additions	10,749,968	386,690	749,860	321,566	2,113,823	4,447,286	6,527,921	142,327	25,439,441	18,944,437
Disposals	(774,534)	-	-	(230,217)	-	(199,304)	(105,875)	(47,047)	(1,356,977)	(2,042,528)
Change in share	-	-	-	-	-	-	-	(198,379)	(398,379)	543,119
Balance, end of year	140,267,474	16,003,315	32,724,922	11,624,045	47,749,042	117,686,125	10,330,582	31,657,746	408,043,251	384,159,166
Accumulated Amortization:										
Opening	-	4,143,001	5,142,585	5,457,989	7,971,505	27,592,689	-	7,875,370	58,183,539	52,371,203
Disposals	-	-	-	(230,217)	-	(31,763)	-	(44,041)	(306,021)	(246,519)
Amortisation	-	663,843	651,665	798,930	780,629	2,671,142	-	595,576	6,161,785	5,933,843
Change in share	-	-	-	-	-	-	-	(49,189)	(49,189)	125,012
Balance, end of year	-	4,806,844	5,794,250	6,026,702	8,752,534	30,232,068	-	8,377,716	63,990,114	58,183,539
Net book value, end of year	\$ 140,267,474	11,196,471	26,930,672	5,597,343	38,996,508	87,454,057	10,330,582	23,280,030	\$ 344,053,137	\$ 325,975,627

CITY OF LANGFORD

Notes to Consolidated Financial Statements

7. 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, and 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 ended 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 \$905,271 (2014 - \$2,374,329) and 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	Increase	Closing
WSES sewer infrastructure					
Cost	\$ 36,737,685	1,298,597	(393,326)	1,298,597	\$ 37,642,956
Accumulated amortization	(4,839,332)	(613,067)	-	(613,067)	(5,452,399)
	31,898,353	685,530	(393,326)	685,530	32,190,557
Remaining cost to be recovered	(18,064,224)	(1,298,597)	4,031,194	(1,298,597)	(15,331,627)
	\$ 13,834,129	(613,067)	3,637,868	(613,067)	\$ 16,858,930

8. Accumulated surplus:

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

	2015	2014
Surplus:		
Invested in tangible capital assets	\$ 332,661,035	\$ 307,880,942
Invested in land held for resale	5,386,214	5,385,060
Other	(7,505,132)	(5,986,122)
Total surplus	330,542,117	307,279,880
Reserves set aside by Council:		
Future operational contingencies	276,105	247,900
Federal Gas Tax	827,870	1,462,826
West Shore Parks & Rec Society	858,300	930,894
Total reserves	1,962,275	2,641,620
Reserve funds set aside for specific purposes by Council:		
Capital works	1,531,820	1,360,237
Affordable housing	999,498	976,731
Parks and open space	2,143,353	1,756,988
Parkland Improvement	2,875	52,608
General amenity	2,198,060	2,020,262
Equipment replacement	712,782	441,873
Sidewalk capital	98,998	85,261
Bear Mountain fire hall	1,109,377	973,101
Special police capital	178,325	176,819
Downtown parking	36,634	36,325
Total reserve funds	9,011,722	7,880,205
	\$ 341,516,114	\$ 317,801,705

CITY OF LANGFORD

Notes to Consolidated Financial Statements

9. Taxation:

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

	2015	2014
General	\$ 23,485,325	\$ 22,784,727
Parcel tax	1,629,410	-
Revenue in lieu of taxes	104,134	99,349
Collections for other governments	26,666,973	25,931,212
1% utility taxes	393,653	387,489
	52,279,495	49,202,777
Less taxes levied for other authorities:		
Capital Regional District - General Operating	4,831,876	4,108,539
Revenue in lieu of taxes	85,762	85,687
Capital Regional Hospital District	2,272,620	2,304,293
School Authorities	16,390,873	16,352,340
BC Assessment Authority	478,270	487,931
Municipal Finance Authority	1,526	1,497
BC Transit	2,606,046	2,590,925
	26,666,973	25,931,212
	\$ 25,612,522	\$ 23,271,565

10. Government transfers:

The City recognizes the transfer of government funding as revenue when received and all related eligibility criteria and stipulations have been satisfied.

	2015	2014
Operating transfers:		
Federal	\$ 10,017	\$ 11,796
Provincial	273,500	171,776
Other	632,697	438,617
	916,214	622,189
Federal	2,419,051	1,462,826
Provincial	1,378,333	616,938
Other	243,428	-
	4,040,812	2,079,764
Total Revenue	\$ 4,957,026	\$ 2,701,953

11. 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 defined benefit pension plan. Basic pension benefits provided are based on a formula. The plan has about 185,000 active members and approximately 80,000 retired members. Active members include approximately 37,000 contributors from local government.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available later in 2016.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The City paid \$629,637 (2014 - \$563,627) for employer contributions to the Plan in fiscal 2015.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

12. 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 district, the provincial and federal governments and their agencies, and emergency services 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.

(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, 2015 there were contingent demand notes of \$23,459 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 therefore will 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 2016 estimated cost of this contract is \$5,309,500.

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 later in 2016 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 for a period of 25 years.

13. Financial plan:

The financial plan data presented in these consolidated financial statements is based upon the 2015 operating and capital financial plans approved by Council on May 4, 2015. 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.

	Financial plan amount
Revenues:	
Operating	\$ 38,001,200
Capital	36,997,100
West Shore Parks & Rec Society	2,826,996
Less:	
Transfers from own funds	11,666,900
Proceeds on debt issue	8,721,700
Total revenue	57,436,696
Expenses:	
Operating	38,001,200
Capital	36,997,100
West Shore Parks & Rec Society	2,844,731
Less:	
Capital expenditures	36,997,100
Transfer to own funds	4,399,500
Debt principal payments	2,477,100
Total expenses	33,969,331
Annual surplus	\$ 23,467,365

CITY OF LANGFORD

Notes to Consolidated Financial Statements

14. 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 2015, the City's share of improvements purchased by the Society on its behalf is \$NIL.

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 2015, the City recorded a loss of \$149,190.

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 2015, the City's proportion for consolidation purposes was 49.96% (2014 - 50.27%).

Condensed financial information for the Society is as follows:

	2015	2014
Financial assets	\$ 3,414,023	\$ 3,316,805
Financial liabilities	2,422,204	2,106,272
Net financial assets	991,819	1,210,533
Non-financial assets	905,600	853,693
Accumulated surplus	\$ 1,897,419	\$ 2,064,226
Invested in tangible capital assets	\$ 892,651	\$ 842,168
Reserve funds	1,718,043	2,041,890
Other	(713,275)	(819,832)
	\$ 1,897,419	\$ 2,064,226
Revenues	\$ 6,433,559	\$ 5,862,973
Requisition from members	4,844,916	4,762,205
	11,278,475	10,625,178
Expenses	6,600,366	5,559,653
Requisition from members	4,844,916	4,762,205
	11,445,282	10,321,858
Annual surplus (deficit)	\$ (166,807)	\$ 303,320

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 15 2015 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 4,607,800	\$ 8,408,600	\$ 5,898,700	\$ 6,697,422	\$ -	\$ 25,612,522
Utility charges	-	-	-	-	5,000	5,000
Government transfers	1,897,701	388,660	2,585,009	105,656	-	4,957,026
Commercial leasing	31,473	184,222	-	1,767,422	-	1,983,117
Other	1,841,692	50,403	56,860	3,300,298	3,637,868	8,887,121
Licences and permits	15,769	1,419,077	532,245	378,827	-	2,345,918
Developer and property owner contributions	749,700	-	10,959,026	1,740,000	2,113,823	15,562,549
Development cost charges	-	-	3,182,901	173,441	-	3,356,342
Casino	319,400	-	920,376	-	-	1,239,776
Total Revenue	9,463,535	10,450,962	24,115,117	14,163,066	5,756,691	63,949,371
Expenses:						
Salaries, wages and employee benefits	2,295,327	3,221,285	1,784,814	2,852,331	293	10,154,050
Contracted and general services	998,436	5,970,045	4,366,131	6,767,027	-	18,101,639
Materials, goods, supplies and utilities	520,146	557,368	512,022	1,017,265	-	2,606,801
Other	401,012	245,492	589,211	1,267,791	114,114	2,597,620
Amortization	307,584	390,300	3,344,465	2,119,436	613,067	6,774,852
Total Expenses	4,522,505	10,384,490	10,576,643	14,023,850	727,474	40,234,962
Annual surplus (deficit)	\$ 4,941,030	\$ 66,472	\$ 13,538,474	\$ 139,216	\$ 5,029,217	\$ 23,714,409

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 15 2014 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 4,214,000	\$ 7,882,465	\$ 4,048,600	\$ 6,272,600	\$ 853,900	\$ 23,271,565
Utility charges	-	-	-	-	5,000	5,000
Government transfers	1,804,520	297,386	588,251	11,796	-	2,701,953
Commercial leasing	28,269	196,093	-	2,298,905	-	2,523,267
Other	1,700,652	193,201	193,739	3,092,712	2,436,949	7,617,253
Licences and permits	116,475	953,045	463,017	418,575	-	1,951,112
Developer and property owner contributions	860,435	52,500	7,786,991	1,099,124	1,621,167	11,420,217
Development cost charges	-	-	150,340	263,079	-	413,419
Casino	329,984	-	839,256	-	-	1,169,240
Total Revenue	9,054,335	9,574,690	14,070,194	13,456,791	4,917,016	51,073,026
Expenses:						
Salaries, wages and employee benefits	2,198,419	3,047,179	1,729,887	2,339,759	1,644	9,316,888
Contracted and general services	814,312	5,844,431	4,265,355	7,031,141	-	17,955,239
Materials, goods, supplies and utilities	479,907	440,509	438,624	780,515	-	2,139,555
Other	357,644	411,218	1,103,271	1,370,997	139,717	3,382,847
Amortization	298,987	380,281	3,200,995	2,053,580	589,641	6,523,484
Total Expenses	4,149,269	10,123,618	10,738,132	13,575,992	731,002	39,318,013
Annual surplus (deficit)	\$ 4,905,066	\$ (548,928)	\$ 3,332,062	\$ (119,201)	\$ 4,186,014	\$ 11,755,013

PERMISSIVE TAX EXEMPTIONS

CITY OF LANGFORD

BYLAW NO. 1538

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2015

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. 01-62-327-07522.001
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. 01-62-327-06411.008
Lot: 1, Plan EPP26925, Section 84 Esquimalt District, Section 90, 86 & 87 Metchosin District (PID #029-207-908)
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

- f) Roll No. 01-62-327-13906.060
Esquimalt District, Lot 1 of Plan 17393, Sections 79 Metchosin District, 83, 84 and 90,
Esquimalt District (PID 003-908-968)
South Vancouver Island Rangers
3498 Luxton Road
- g) Roll No. 01-62-327-04124.001
Lot 4, Plan 9088, Section 5, Esquimalt District
Trustees United Church of Canada (Gordon United Church)
929 Goldstream Avenue
- h) Roll No. 01-62-327-04125.001
Lot 1, Plan 14459, Section 5, Esquimalt District
Gordon United Church of Canada
935 Goldstream Avenue
- i) Roll No. 01-62-327-06299.010
Lot 1, Plan 15933, Section 88 & 89, Esquimalt District
Trustees - Lighthouse Christian Academy
1289 Parkdale Drive
- j) Roll No. 01-62-327-04250.003
Lot A, Plan 28120, Esquimalt District
Grace Baptist Church of Victoria
2731 Matson Road
- k) Roll No. 01-62-327-05647.010
Lot A, Plan 42956, Esquimalt District
Society of St. Vincent De Paul
2784 Claude Road
- l) Roll No. 01-62-327-05790.021
Lot B, Plan VIP64037, Esquimalt District
West Shore Chamber of Commerce
2830 Aldwynd Road
- m) Roll No. 01-62-327-05646.100
Lot 1, Plan VIP69262, Esquimalt District
Bishop of Victoria Corp
798 Goldstream Avenue
- n) Roll No. 01-62-327-06694.030
Lot 1, Plan 44619, Esquimalt District
The Forge (formerly the Western Community Baptist Church)
2610-2612 Sooke Road

- o) 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
- p) Roll No. 01-62-327-05709.203
Portion of Lot 3, Plan VIS6677, Section 72, Esquimalt District;
Westwind Plaza (JV) Properties Ltd. (Goudy Library)
115-755 Goldstream Avenue
- q) Roll No. 01-62-327-04188.140
Lot 4 Plan VIS4874, Section 5 Esquimalt District
Habitat for Humanity Victoria
849 Orono Avenue
- r) Roll No. 01-62-327-05764.000
Lot 23 Plan VIP7235, Section 72 Esquimalt District
Goldstream Masonic Hall
679 Goldstream Avenue
- s) Roll No. 01-62-327-05731.100
Lot 1, Plan VIP78559, Section 72, Esquimalt District
Royal Canadian Legion
761 Station Road
- t) Roll No. 01-62-327-06047.010
Lot A, Plan VIP46262, Section 75 & 76, Esquimalt District (Belmont Secondary School)
3279321 Nova Scotia Limited
3067 Jacklin Rd
- u) Roll No. 01-62-327-06047.040
Lot 3, Plan VIP47158, Section 75, Esquimalt District (Belmont Secondary School)
3279321 Nova Scotia Limited
3008 Brittany Dr

Shall hereby be exempt from taxation for the year 2015.

2. This Bylaw may be cited as the "Tax Exemption Bylaw No. 1538, 2014."

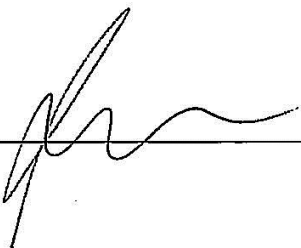
READ A FIRST TIME this 15th day of September, 2014.

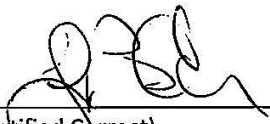
READ A SECOND TIME this 15th day of September, 2014.

READ A THIRD TIME this 15th day of September, 2014.

RECONSIDERED AND FINALLY ADOPTED this 6th day of October, 2014.



MAYOR 


(Certified Correct)
CORPORATE OFFICER

ANNUAL DEVELOPMENT COST CHARGES

CITY OF LANGFORD ANNUAL DEVELOPMENT COST CHARGES REPORT FOR THE YEAR ENDED DECEMBER 31, 2015

	Opening Balance	DCC's Received	Expenditures	Interest Earned	Closing Balance
Parks	\$ 6,874,813	1,243,013 -	173,441	62,363	8,006,748
Sewer	27,857	-	-	237	28,094
Storm Drainage	9,609	184,210 -	430,443	687 -	235,937
Roads	2,667,513	1,552,112 -	2,988,395	22,666	1,253,896
	\$ 9,579,792	2,979,335 -	3,592,279	85,953	9,052,801

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