City of Langford 2003 Annual Report

File Number: 0650-20-A

Golden in Setting
Determined in Spirit

City of Langford 2003 Annual Report

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City of Langford
2003 Annual Report
Executive Summary

2003 was the first year of a 3-year electoral mandate given to the Council elected in December 2002 which consisted of;

Mayor Stewart Young
Councillor Denise Blackwell
Councillor Winnie Sifert
Councillor John Goudy
Councillor Lanny Seaton
Councillor Lillian Szpak
Councillor Matt Sahlstrom

The Standing Committee system continued for the tenth year with significant continuity of citizen participation providing important community advise to Council. The contributions of volunteer citizens are much appreciated and are effective in providing a more informed participation of the Langford's citizens in the decision making process.

The highlight of 2003 was the opening of Bear Mountain Golf and Country Club Golf Course in July. It is a destination golf course and is designed by Steve and Jack Nichlaus on a 550 acre site, which is planned to become a new destination golf resort village opening up a new neighbourhood of Langford.

Council initiated a change in municipal classification from a District municipality to become a City which occurred on December 1st, 2003 at the Inaugural Meeting of Council.

In September Council initiated the Langford Affordable Housing Program which will set a new mechanism for providing affordable housing in Langford for years to come.

Four sewer extensions were completed in the Peatt Road area, Sooke Road Galloping Goose area and a small sewer extension on Leigh Road down by Langford Lake.

Council also initiated an agreement to exchange lands for new playing fields in the Happy Valley Road area and a land purchase for a new Fire Hall No.2 site.

Council received a Special Mention Award from the Communities in Bloom with three blooms provincial award.

Langford Volunteer Fire Department participated in the Okanagan forest fire disaster response for three weeks in August. An unfortunate vehicle accident resulted in some injuries to Langford Volunteer Firefighters and the write-off of a three year old fire truck, which is being replaced by Insurance coverage and the BC Fire Commissioners Officer.

2003 was another very busy year for the Planning Department, Building Department and Engineering Department, all having record activity years.

2003 saw a change over in the Officer in Charge position in the West Shore RCMP Detachment, with Inspector Betker being promoted to Island Superintendent and a new Inspector Jim Faulkner being transferred to the detachment.

Langford Corporate Philosophy Statement

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

Standing Committees:

- **Administration and Finance Committee**

  Councillor John Goudy, Chair
  Councillor Matt Sahlstom, Vice Chair
  Mr. John Crook
  Mr. Ken Halbert

- **Parks and Recreation Committee**

  Councillor Lanny Seaton, Chair;
  Councillor Winnie Sifert, Vice Chair;
  Councillor Denise Blackwell, Council representative;
  Mr. Terry Young
  Mr. Dave Dalby
  Mr. Graham Terlson
  Mr. Glen Brownlow
  Mr. Mike Gibbins (VCMMC)
  Mr. Ron Kerr
  Mr. Randy Prettie

- **Planning and Zoning Committee**

  Councillor Denise Blackwell, Chair;
  Councillor Lanny Seaton, Vice Chair;
  Councillor John Goudy, Council representative;
  Mr. Doug Rowe
  Mr. Steve Harvey
  Mr. Cliff Curtis
  Mr. Richard Bauln
  Mr. Norm Arden
  Ms. Wendy Hobbs, School District Rep (non-voting member)

- **Protective Services Committee**

  Councillor Lillian Szpak, Chair;
  Councillor Lanny Seaton, Vice Chair;
  Councillor Winnie Sifert, Council representative;
  Mr. Jim Henry
  Mr. Mike Gibbins
  Mr. John Crook
  Mr. Kelly Zado, Volunteer Fire Fighter Representative

- **Transportation and Public Works Committee**

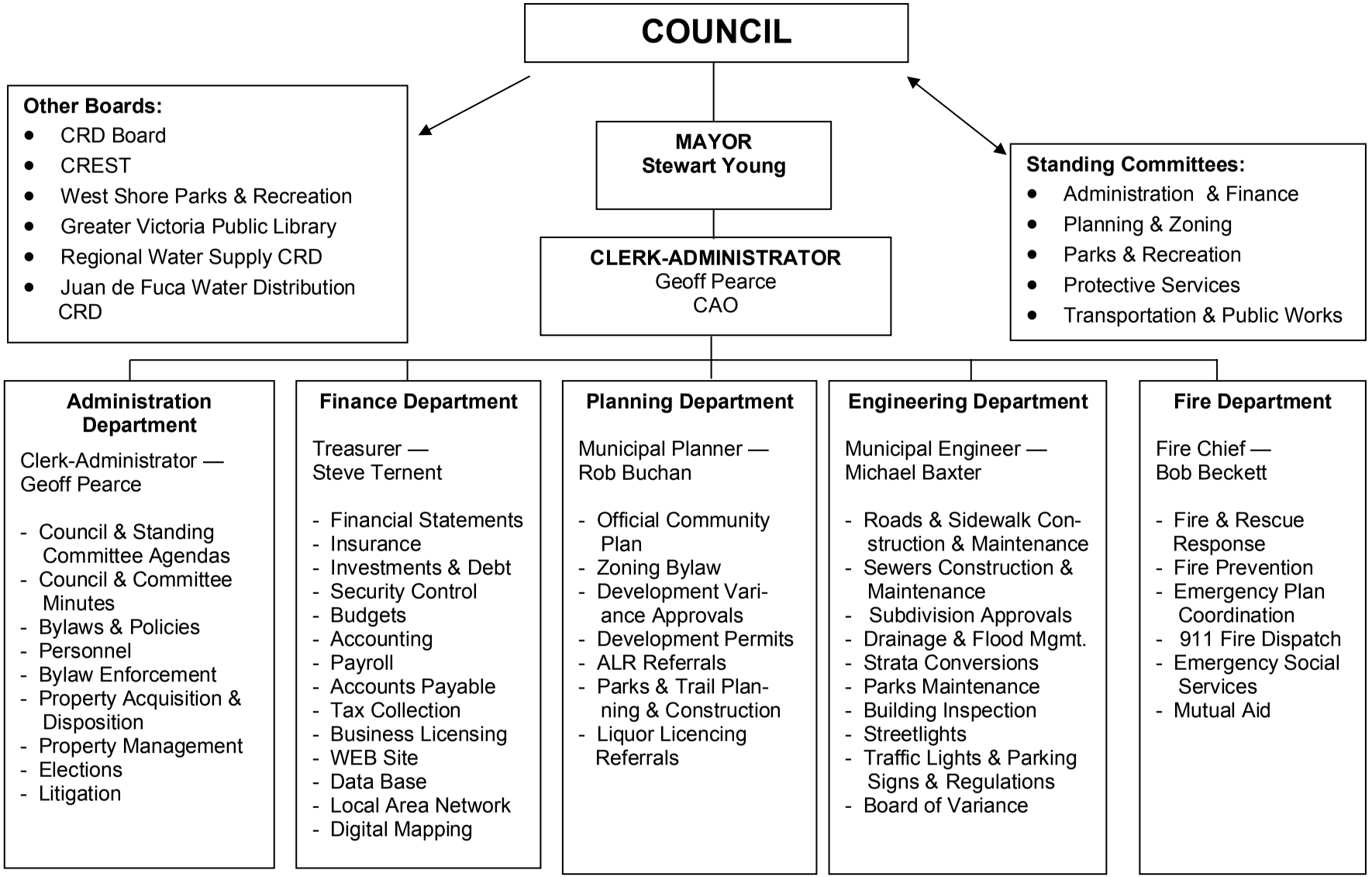
  Councillor Winnie Sifert, Chair;
  Councillor John Goudy, Vice Chair;
  Councillor Lanny Seaton, Council representative;
  Mr. Terry Young
  Mr. Ron Drewery
  Mrs. Jean Tarr
  Mr. Gerald Kalk
  Mr. Nirmal Johal
  Mr. Joe Arden
  Mr. Mike Gibbins (VCMMC)

- **Beautification & Festival Committee**

  Councillor Denise Blackwell (Chair)
  Councillor John Goudy (Vice Chair)
  Councillor Winnie Sifert
  Mayor Stewart Young
  Mr. Al Kelly
  Mr. Les Bjola
  Mr. Vern Polichek
  Mr. Mike Gibbins
  Mr. Doug Rowe

CITY OF LANGFORD

FUNCTIONAL ORGANIZATION CHART



Langford Accomplishments 2003

Council

- Purchased 1,250 sq. ft. City Hall Fitness Studio for $250,000 – March 1, 2003
- Purchased 2761 Claude Road for park purposes for $170,000
- Sold 2774 Winster Road for $135,000 – funding going to Civic Centre Reserve Fund
- Purchased new Fire Hall site at the corner of Happy Valley and Sooke Roads, initialled and signed – October
- Land exchange for new playing fields, Happy Valley Road – contract signed in November
- Initiated the Revitalization Property Tax Exemption for hotel development in Langford

Interface Fire Hazard Adhoc Committee (Councillor Goudy)

- Nationwide recognition for our Development Permit guidelines and control in Urban/Wildland Interface Fire Hazards

Administration & Finance Committee

- City status counter petition completed May 5 – Council request to Minister
- Budget increase of 2.9%
- Boundary Extension to pickup Tatangi Forest Products property completed November 3
- Letters Patent proclaimed in December changing Langford's classification from District to City

Beautification & Festivals Committee

- Communities in Bloom Special Mention Award for Environmental Awareness with 3 blooms
- Seasonal banners installed on streetlights
- More intensive flower street planting

Transportation & Public Works Committee

- Peatt Road sewer installation, Sewer Specified Area 12, by C-1 contractors, contract award $1,427,350
- Sewer Specified Areas 10B and 10C, Sooke Road and Galloping Goose, Bylaws adopted – April
- Goldstream Avenue beautification - in front of Railside Grill and from Veterans' Memorial Parkway to the Priory
- Sewer Specified Area 10B contract awarded to Chew Contracting in April
- Sewer Specified Area 10C contract awarded to C-1 Contracting in October

Planning and Zoning Committee

- In September Council initiated the Langford Affordable Housing Program and adopted the policy in December
- Interim clubhouse and restaurant at Bear Mountain Golf Course
- Slegg Lumber – over 120,000 sq. ft and more than 150 employees
- Terasen Gas building on Orono under construction
- Spa at Goldstream Station opened
- La Hacienda restaurant opened
- 2nd Tim Hortons location opened

- Several new industrial buildings on Dunford and Henry Eng Place, including Sandy's and General Elevator
- Cool Aid assisted living residential apartments beside the Priory opened
- New townhomes on Veterans' Memorial Parkway and Goldstream Avenue
- New Canadian Springs water bottling plant and commercial development at Station and Jacklin
- New commercial/residential development at Jacklin Road and Sooke Road

Protective Services Committee

- Fire Department participated in Okanagan Forest Fire Disaster for 3 weeks in August. 1 truck and rotating crew of 5 Langford Firefighters
- Rededication of Fire Hall No. 3 after extensive renovations
- Delivery of 4-wheel drive all terrain vehicle donated by Langford Women's Auxiliary
- Delivery of newer and larger inflatable zodiac rescue craft
- Langford ESS Volunteers heavily involved in Kelowna and Barrier Forest Fire Disaster – August

Parks & Recreation Committee

- With Juan de Fuca – Council funded the new Skateboard Park at Belmont School
- First phase of sidewalks constructed to Glen Lake School
- Lequesne Park finished
- Boat Launch Park finished
- Carmana Trail
- Florence Lake trail extension

Staff

- Introduction of the 48 hour residential building permit in the middle of our busiest year ever, along with a proposal to cut building permit fees on buildings over $1 million.
- Nationwide recognition by Municipal Software Corp. for our integrated computer and geographical "CityView" database used by all municipal departments to create a more efficient organization
- Delegated authority to approve Bear Mountain subdivision and development permit approvals

CITY OF LANGFORD
Planning and Zoning
2nd Floor, 877 Goldstream Avenue
Victoria, BC V9B 2X8

email: planning@district.langford.bc.ca
website: http://district.langford.bc.ca
planning phone: (250) 474-6919
planning fax: (250) 391-3436
general fax: (250) 478-7864

Planning Department
Year End Report for 2003

Date: ***January 19, 2004***

File: ***0650-20***

Subject: ***Planning Department Development Activity***

Applications Received to Date

Type of Application	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	Dec	Total
Agricultural Land Reserve	0	3	4	1	2	2	1	0	3	3	0	19
Development Permits	7	14	24	22	24	24	22	34	46	60	3	277
Amended Development Permits	0	0	0	0	0	0	0	6	7	14	0	27
Development Variance Permits	3	9	6	12	17	11	19	21	29	40	2	167
Liquor Licenses	1	0	0	0	0	0	0	3	0	0	0	4
OCP Amendments	4	6	7	16	16	11	8	12	8	12	0	100
Sign Development Permits	0	0	0	0	0	0	0	0	32	28	2	60
Strata-Title Conversions	2	0	0	0	0	0	2	0	0	0	0	4
Zoning Amendments	10	15	15	28	24	19	24	23	27	22	4	207
Total	**27**	**47**	**56**	**79**	**83**	**67**	**76**	**99**	**152**	**179**	**11**	**865**

New Applications

Application		Received	Civic Address	Proposal	Applicant
1.	DP-03-58	11 Dec 03	1350/52 Ravensview Drive	Duplex	Tony Houston
2.	DP-03-59	17 Dec 03	864 Orono Avenue	Remove 5 trees	Bruce Davidson
3.	DP-03-60	18 Dec 03	1999 Clubhouse Way	Clubhouse	Les Bjola
4.	SDP-03-27	2 Dec 03	2651 Sooke Rd	Leroy Williams Auto	Ryan Shepherd
5.	SDP-03-28	2 Dec 03	877 Goldstream Ave	Pylon Signage	Ryan Shepherd
6.	DVP-03-39	9 Dec 03	1250 Glenshire Drive	Front and rear setbacks	Ryan Shepherd
7.	DVP-03-40	23 Dec 03	1999 Country Club Way	Setback to creek	Les Bjola
8.	Z-03-19	15 Dec 03	Text Amendment	BP1A Zone	Matthew Baldwin
9.	Z-03-20	17 Dec 03	2766 Peatt Rd	R1 to C8	John Guiney

New Applications

Application		Received	Civic Address	Proposal	Applicant
10.	Z-03-21	19 Dec 03	937 Dunford Ave	M1 Text Amendment	Glen Wilson
11.	Z-03-22	23 Dec 03	466 Atkins Ave	R1 to RS1	Scott Seiverwright

Applications In Process

Agricultural Land Reserve Applications	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
0	**15**	**10**	**18**	**12**	**26**	**81**

Applications Issued in December 2003

Agricultural Land Reserve Applications	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
3	**4**	**2**	**2**	**1**	**2**	**14**

Revenue for December 2003

Type of Application	GL Number	December	Revenue 2003 to Date
ALR	11151970-00	$0.00	$1 200.00
Development Permits	11151920-00	$435.17*	$178 048.11
Development Variance Permits	11151950-00	$2 065.00	$39 965.00
Rezoning Applications	11151940-00	$7 543.24	$182 919.85
Public Hearing Fees	11151900-00	$4 200.00	$25 850.00
Total		$14 243.41	$427 982.96

*DP-03-60 – Bear Mountain Golf Course – Fees of $21 495.61 paid 7 Jan 04

Parks and Trails

1. The Carmanah Trail was completed in November.
2. Phase II Trail construction contract has been given to VCMMC. Construction should commence in January.

Year End Comments

The year 2003 was the busiest year to date for the Planning Department. Total applications were up 18% compared to 2002 and up 81% compared to 2001. Staff were active in approvals for major developments such as Bear Mountain, Lakeview (South Langford Lake), Hull's Field, and Valley View as well as many smaller projects.

Processing time for Development Permits was down to 36 days—same as the record low for 2002.

Several parks and some small trails were completed and the last part of Veterans' Park was finished.

Total revenues were $427,982.96 compared to $224,787.99 in 2002.

Rob Buchan, MCIP
City Planner

Matthew Baldwin, MCIP
Planner

Jane Evans
PlanningTechnician

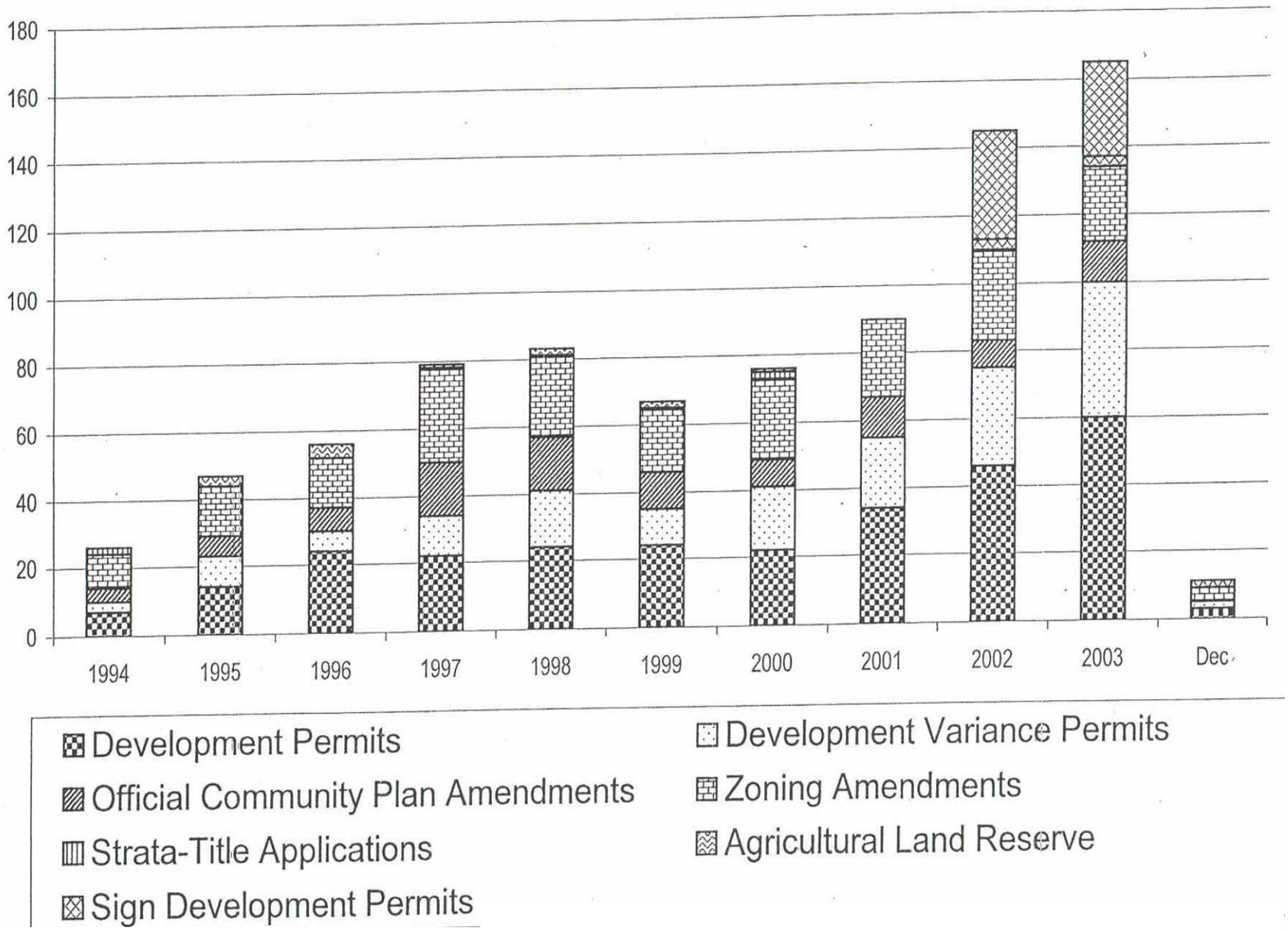
Alison Myerscough
Planning Technician

Trina Cruikshank
Planning Assistant

Sharon Jensen
Planning Secretary

:tlc

Number of Applications Received to Date



DISTRICT OF LANGFORD - BUILDING INSPECTION DEPT.

Monthly Report to December 31, 2003 – File No. 0650-20 (Building)

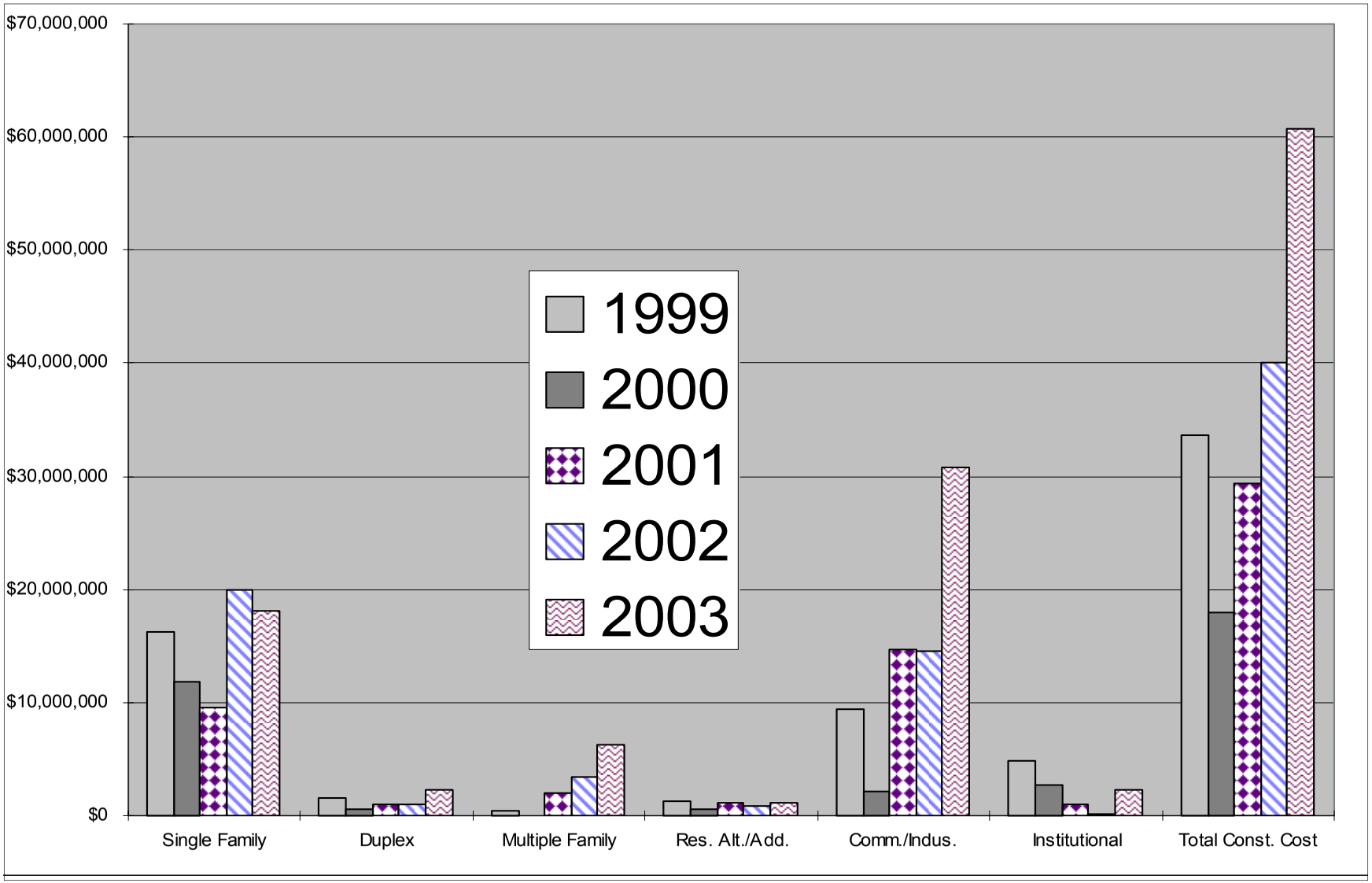
PERMITS	Dec. 2003	Dec. 2002	YEAR TO DATE 2003	YEAR TO DATE 2002
Single Family Dwelling No. of Units	10	16	164	178
Construction Cost	$1,159,705.00	$1,821,445.00	$18,049,388.00	$20,020,532.00
Permit Fee	$17,427.00	$27,181.00	$280,736.00	$305,530.00
Duplex - No. of Units	---	---	17	10
Construction Cost	---	---	$2,234,670.00	$1,001,885.00
Permit Fee	---	---	$36,104.00	$16,344.00
Multiple Family Dwelling No. of Units	4	---	67	59
Construction Cost	$405,480.00	---	$6,225,480.00	$3,454,845.00
Permit Fee	$9,528.00	---	$75,461.00	$46,391.00
Residential Additions/Alterations No. of Permits	2	5	77	96
Construction Cost	$31,460.00	$66,480.00	$1,108,625.00	$831,570.00
Permit Fee	$475.00	$1,044.00	$20,421.00	$21,156.00
Commercial/Industrial No. of Permits	3	2	42	54
Construction Cost	$310,000.00	$960,000.00	$30,829,088.00	$14,561,587.00
Permit Fee	$3,844.00	$10,841.00	$282,995.00	$181,101.00
Institutional - No. of Permits	---	---	2	2
Construction Cost	---	---	$2,245,433.00	$141,582.00
Permit Fee	---	---	$24,471.00	$1,764.00
Plumbing - No. of Permits	10	3	127	72
Permit Fee	$4,415.00	$150.00	$17,584.00	$9,550.00
Chimney - No. of Permits	15	6	119	88
Permit Fee	$375.00	$195.00	$2,635.00	$2,730.00

TOTAL YEAR TO DATE □ 2003		TOTAL YEAR TO DATE □ 2002	
Construction Cost	**Permit Fees**	**Construction Cost**	**Permit Fee**
$60,692,684.00	$740,407.00	$40,012,001.00	$584,566.00

Secondary Suites = 50 for 2002(To Dec 31st) / 35 for 2003 Year to Date

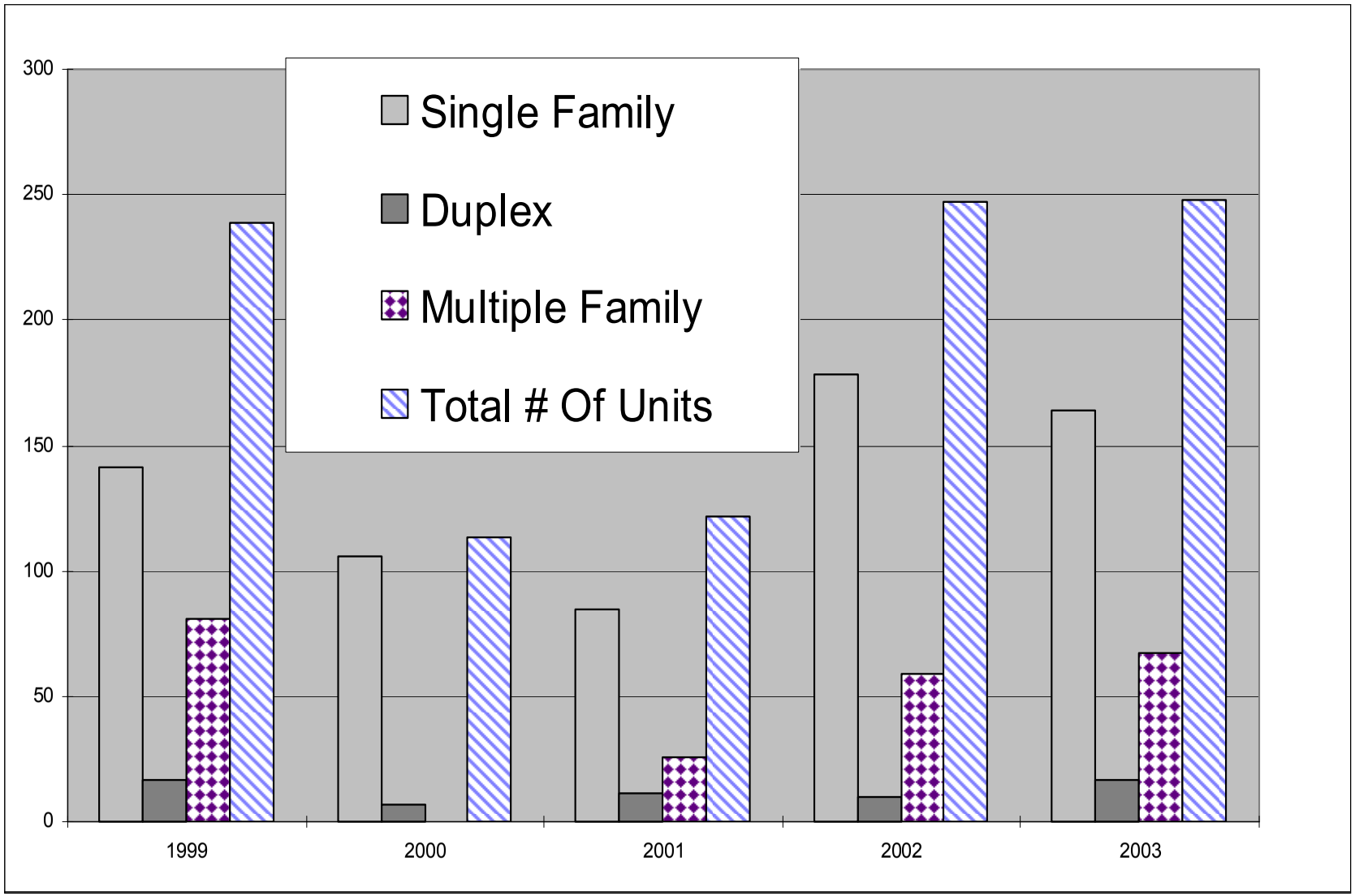
City of Langford

Construction Costs
To Dec. 31, 2003



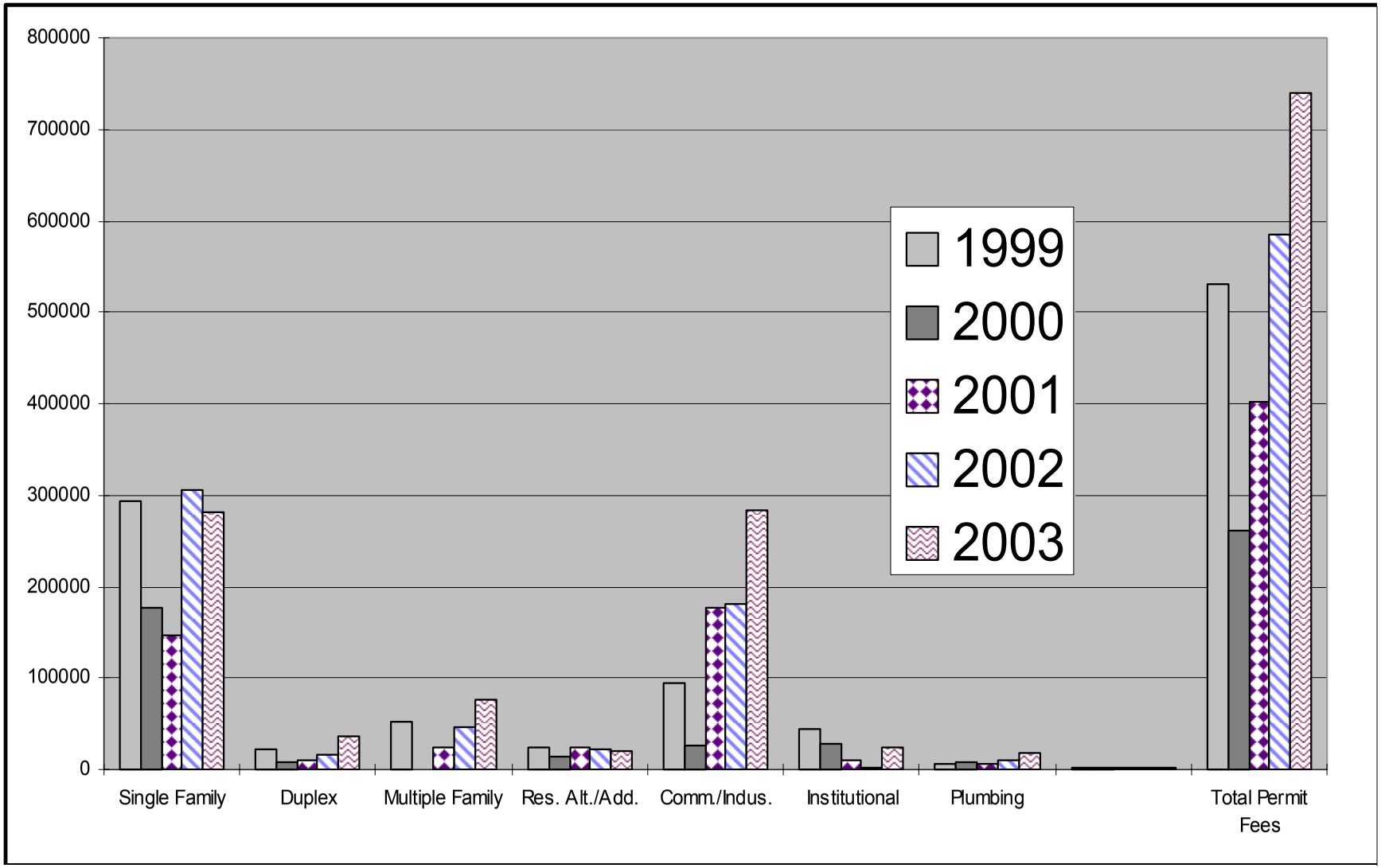
City of Langford

Number of Units
To Dec. 31, 2003



City of Langford

Permit Fees
To Dec. 31, 2003



2003 Volunteer Fire Department Facts

SUMMARY

Land Area	4,146 hectares
City Population	20,523
Fire Budget	$750,000
Fire Stations	3
Fire Suppression Personnel	44
Fire Suppression Staff	5
Volunteers	39
Admin. Staff	2
Dispatch Operators	6

INDIVIDUAL STATION COMPLIMENT STATUS

as at December 31, 2003

STATION NO. 1
Total Compliment 28
Filled Positions 23

STATION NO. 2
Total Compliment 12
Filled Positions 11

STATION NO. 3
Total Compliment 12
Filled Positions 10

Structure Fire - September , 2003

AVERAGE FIRST UNIT RESPONSE TIME

7:00 Minutes

Natural Gas Leak in New Subdivision—Feb 2003

LANGFORD FIRE DEPARTMENT ACTIVITY

	2003	2002	2001
TOTAL CALLS:	796	668	697
Alarm Bells:	54	31	44
False Alarms:	19	23	19
Fire Calls:	119	117	134
Medical First Response:	189	116	123
Motor Vehicle Accidents:	122	117	81
Public / BC Ambulance Assists:	22	34	17
Miscellaneous Calls:	72	93	129
Natural Gas Leaks:	8	14	15
Open Burning Complaints:	131	81	85
Incinerators:	4	4	17
Smoke Sightings:	51	37	28
Search / Rescue	5	1	5

City of Langford
Approving Officer's
Annual Report 2003

File Number: 0645-20-A

Subdivision Applications

TWENTY-NINE Subdivision Applications were received:

Address	Lot(s)	Address	Lot(s)
2254 Trudie Terrace	1	2309 Bellamy Road	1
895 Station Avenue	1	637 Peacock Place	6
2708 – 2712 Rainville Road	2	Bear Mountain Phase 3	47
3482 Sunheights	18	512 Langvista Drive	3
2642 Selwyn Road	8	Gourman Common Property	2
509 & 511 Leckfield	1	Bear Mountain Phase 4	28
590 Hansen Road	1	2263 Millstream	1
481 Treanor Avenue	1	Bear Mountain – Village 1	8
1000 Gade Road	1	102 Sunkist Close	1
686 Goldie Avenue	1	817, 825 & 837 Goldstream	3
2373 Bellamy Road	1	895 Isabell	58
Brandy Place Com Property	8	Bear Mountain Phase 5	35
Common Property Crystalview	5	525 Leckfield	1
Eagleridge Ph 3, 4A & 4B	53	628 Atkins Avenue	3
2669 Selwyn Road	3		

Total Lots Received = 302

TWENTY SEVEN Statement of Conditions have been issued:

Address	Lot(s)	Address	Lot(s)
2254 Trudie Terrace	1	2309 Bellamy Road	1
895 Station Avenue	1	637 Peacock Place	6
2708 – 2712 Rainville Road	2	Bear Mountain Phase 3	47
3482 Sunheights	18	512 Langvista Drive	3
2642 Selwyn Road	8	Gourman Common Property	2
509 – 511 Leckfield	1	Bear Mountain Phase 4	28
590 Hansen Road	1	481 Treanor Avenue	1
Bear Mountain Village 1	8	1000 Gade Road	1
102 Sunkist Close	1	686 Goldie Avenue	1
817, 825 & 837 Goldstream	3	2373 Bellamy Road	1
895 Isabell Avenue	58	2669 Selwyn Road	3
628 Atkins Avenue	3	Brandy Place Common Property	8
Crystalview Drive Common Prop	5	474 Treanor	1
2263 Millstream	1		

Total Lots Issued SoCs = 214

Subdivision Applications Continued

NINETEEN Subdivision Approvals **have been issued:**

Address	Lot(s)	Address	Lot(s)
2654, 2662 & 2664 Selwyn Road	44	2254 Trudie Terrace	1
609 Treanor Avenue	2	2755 Grainger Road	1
474 Treanor Avenue	1	2263 Millstream Road	1
596 Langvista Drive	26	3219 Loledo Place	1
SP2725 Crystalview Drive	1	SP1832 Crystalview Drive	1
Bear Mountain Golf Course	2	2980 Sooke Road	1
Bear Mountain Phase 1	42	2646 Crystalview Drive	1
Bear Mountain Phase 2	32	Eagleridge Phase 2	46
2375 Swallow & 229 Flicker	2	637 Peacock Place	6
817, 825 & 837 Goldstream	3		

Total Lots Approved = 214

Other Activity for 2003:

Soil Deposit/Removal

Fifteen Soil / Removal Applications were received:

1. 3154 Glen Lake Road (Deposition)
2. 957 Goldstream Avenue (Deposition)
3. 2470 Jeanine Drive (Deposition)
4. 2966 Jacklin Road (Deposition)
5. 936 Flatman Avenue (Deposition)
6. 3436 Hazelwood (Deposition)
7. 895 Isabell Avenue (Deposition)
8. 2394 Sparrow Court (Deposition)
9. 1220 Parkdale Avenue (Deposition)
10. 3419 Happy Valley Road (Deposition)
11. 643 Latoria Road (Deposition)
12. 2738 Lakehurst Drive (Removal)
13. 760 Latoria Road (Deposition)
14. 553 Langvista Drive (Deposition)
15. 895 Isabell Avenue (Removal)

Boundary Adjustments

Four Boundary Adjustments were received:

1. 645 Strandlund Road
2. 1148 & 1156 Goldstream
3. 1327 & 1343 Ravensview Dr
4. 1319 & 1323 Ravensview Dr

Strata Title Conversions

Five Strata Title Conversion Applications were received.

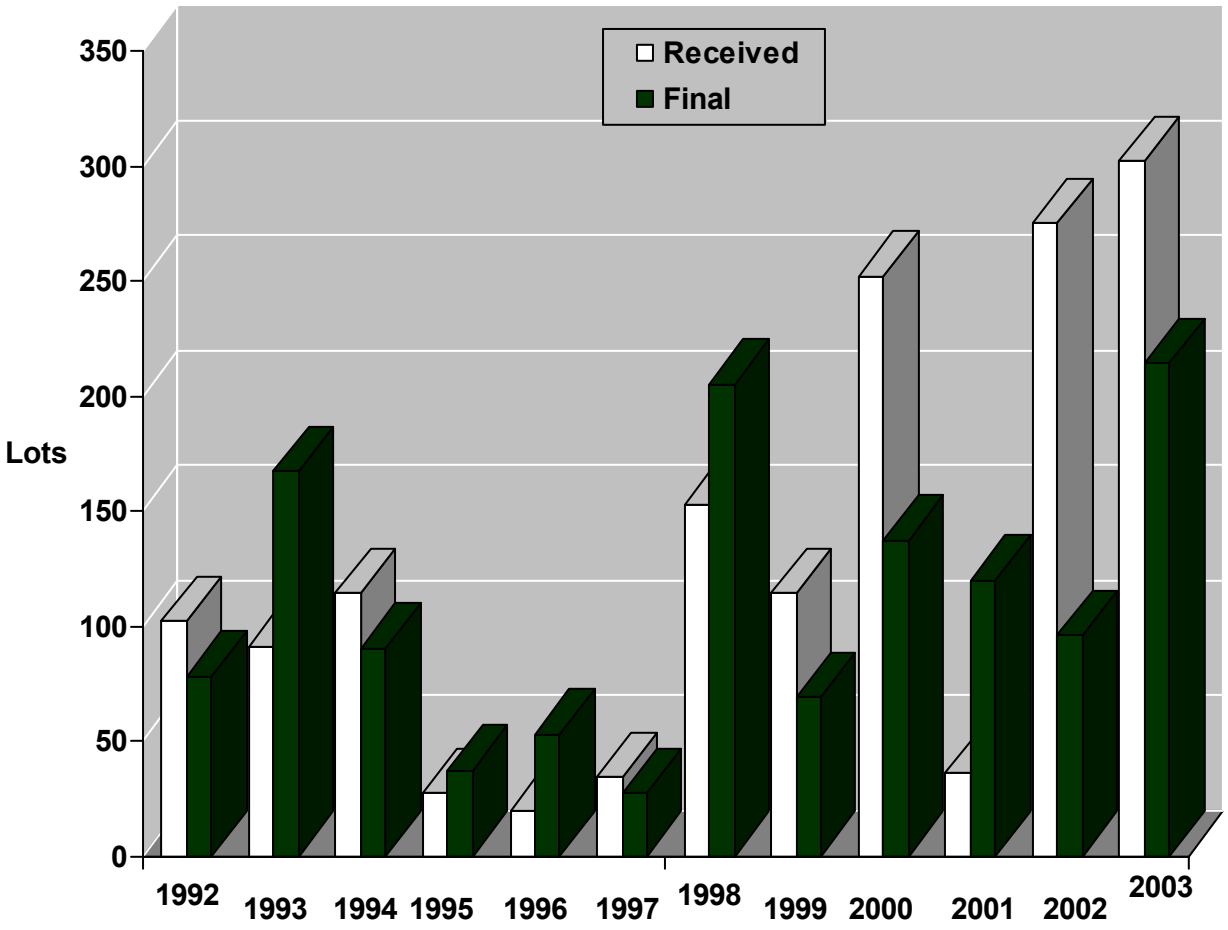
1. 2319 Bellamy Road
2. 2842 Sybronden
3. 1328 Ravensview & 1329 Creekside Trail
4. 3016 Glennan road
5. 1324 & 1326 Ravensview Drive

Applications 2003			
Application / Permit	**Received**	**Approved**	**Active Files**
Subdivision Applications - Statement of Conditions	29 (302 lots)	19 (214 lots) 27 (214 lots)	52
Strata Title Conversions	5	5 approved	1
Soil Deposit/Removal	15	4	13
Boundary Adjustments	4	4	1

***Eighteen New Roads* were created in 2003**			
Public Roads:	**KM**	**Private Roads:**	**KM**
Pinnacle Way	0.115	Glacier Ridge	
Selwyn Falls Drive	0.212	Olympia Ridge	
Capstone Place	0.059	Pacific Ridge	
Bishops Gate	0.113	Whitehorn Place	
Alton Lane	0.061		
Harrow Gate	0.241		
Stone Gate	0.205		
Bear Mountain Parkway	2.652		
Troon Court	0.316		
Wyndham Lane	0.074		
Hannington Road	0.467		
Country Club Way	Not constructed		
Hedgestone Lane	Not constructed		
Lynburne Place	Not constructed		
Total = 4.515 Km (4% increase in road inventory for 2002-2003			

2003 Fees / Revenue
Application Fees

Subdivisions	Statement of Conditions	$89,525	
	2% Construction Fee	$138,029	
	Application for Final	$42,390	
	DCC Road	$291,716	
	DCC Storm	$150,576	
	DCC Park	$319,410	
	Amenity / Park Cash in Lieu	$90,197	
	Park Donated	1.67 Ha	
	Total Fees/Revenue Received		**$1,121,844**
Boundary Adjustment			**$2,500**
Strata Conversions			**$1,000**
Habitat Donation			**$35,000**
Street Light Cash-in-Lieu			**$8,635**
Sidewalk Donations			**$60,558**
CRD Water Department DCC			**$131,320**
School Acquisition Charges			**$122,356**



Respectfully submitted,

Suzette Chapman
Engineering Secretary

Rachael Sansom
Subdivision Coordinator

Victor Chen
Chief Engineering Technologist

Michael Baxter, P.Eng.
Approving Officer

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Administration Department

1. Council Meetings: **Number**

- Regular Council Meetings 22
- Special Council Meetings 9
- Special 'In Camera' 21

2. Committee Meetings

- Planning and Zoning 12
- Protective Services 6
- Transportation & Public Works 12
- Administration & Finance 10
- Parks & Recreation 7

3. Bylaws:

- Adopted in 2002 89
- Started in 2002 94

Types of Bylaws:

- OCP Amendments 10
- Zoning Amendments 20
- Public Hearings 32
- Financial 18
- Regulatory Amendments 16
- Sewer 22
- Other 10

4. Personnel

- 53 active working employees at December 31st, 2003
- 4 positions recruited 4 new postings.

5. Council Initiatives for New Sewer Specified Areas

- April 2003 – Bylaw No. 715 SSA #10B Galloping Goose
- April 2003 – Bylaw No. 716 SSA #10C Sooke Road
- April 2003 – Bylaw No. 756 SSA #1C Leigh Road

6. Property Purchases

- 2761 Claude Road (Park) - Bylaw No. 724
- 3rd Floor, 877 Goldstream Ave - Fitness Centre Purchase Bylaw No. 726 (1,250 sq.ft.) - Bylaw No. 726
- Fire Hall No. 2 – Agreement signed in 2003, transfer completed in 2004 - Bylaw No. 798 October 2003
- Taylor – Glen Lake Slough Park Purchase.

7. Bylaw Enforcement Division

CITY OF LANGFORD
2nd Floor, 877 Goldstream Ave.
Victoria, BC
V9B 2X8

Bylaw Enforcement Office
Tel: (250) 474-0604
Fax: (250) 478-7864
Website: district.langford.bc.ca

Staff Report

to

Council

Date: **February 16, 2004**

File: **0560-20 (Bylaw)**

Subject: **Bylaw Enforcement Division 2003 Year End**

1. Background

Attached, Council will find Bylaw Enforcement summaries for the months of September, October, November and December 2003, along with a 2002/2003 year to date comparison summary and Animal Control summary of complaints and enforcement actions for 2003 as forwarded by the CRD Animal Control office.

A review of the 2003 year to date figures shows that the number of complaints received by the Bylaw Enforcement office rose by approximately 45% in 2003 (346) when compared with 2002 (238). At first glance it would appear that the number of complaints has risen, however, consideration must be given to the fact that this increase is largely attributable to an in-house project which targeted obvious violations of the Zoning Bylaw where unlicensed and unenclosed vehicles were being stored on residential property frontages. Owners of properties where these violations were noted by Bylaw Enforcement staff were contacted and requested to relocate or remove those vehicles so as to comply with the bylaw. Because these types of violations are so highly visible, an overall benefit to the aesthetics of the community has been achieved with the project. The broad majority of those owners or occupants of properties that were contacted complied very readily with the requests of the bylaw enforcement office. Of the 234 complaints investigated and resolved without need of a formal file, it is estimated that approximately 130 to 140 of these are captured under this project.

The reduced number of files opened during the year, when compared with 2002, as well as the files closed figures reflects a streamlining of the manner in which bylaw complaints are currently being dealt with. A formal file is now opened only in instances where a probability of legal or risk management action will be necessary. This has proven itself to function well in saving time and resources for the Bylaw Enforcement Division.

2. False Alarm Dispatch Bylaw

During 2003 the RCMP report responding to 310 false alarm dispatches, compared with 446 dispatches in 2002. This reduction can be considered an indicator of success in the management and enforcement of the False Alarm Dispatch Bylaw. Credit for this success should go to Enforcement Officer Michael Baye and Enforcement Assistant Kathy Stott. This reduction of approximately 31% equates to a potential cost savings of up to $20,000 to the City when one considers that each false alarm dispatch can cost a community up to $150 per response, this aside from the public safety costs which result through shortages of police roadable resources. The Bylaw Enforcement Office continues to register and monitor existing and newly installed alarm systems within the community and it is believed that this program of management and enforcement should be continued for maximum effectiveness. We also continue to work closely with the alarm service providers to ensure a high standard throughout that industry.

3. Municipal Ticket Informations

The need for municipal ticketing for violations in 2003 was reduced when compared with the previous year. This may be attributed to a greater willingness among those in the community to comply voluntarily with the City's regulatory bylaws. Some benefit has also be realized through the Bylaw Enforcement office's aggressive management in insuring that all municipal tickets issued in the past are paid by the violators through utilization of the Provincial Court system for maximum effectiveness.

4. Parks and General Security Patrol

The City of Langford's diligence in monitoring parks and other public areas through the use of our security provider, GVS Security, continues to be a deterrent to much of the potential property damage and vandalism to publicly-owned facilities. While there is occasional damage noted to some of the City's streetscape vegetation, it should be agreed that these levels of damage would be much higher and would include permanent damage to structures and other installations if these patrols did not exist. Security guards have also been credited with assisting members of the public in need and at least one incident of an early morning residential structure fire was reported by our security guard. By far the summer months place greater demand on the patrol function, especially in local parks where night time activity and noise could be disruptive to adjacent residential property occupants. This program also helps to reduce policing costs because of a reduction in the number of calls for service.

Respectfully submitted,

Lorne K. Fletcher
Sr. Bylaw Enforcement Officer

Geoff Pearce
Clerk-Administrator

LKF/ks

CITY OF LANGFORD
2nd Floor, 877 Goldstream Ave.
Victoria, BC
V9B 2X8

Bylaw Enforcement
Tel: (250) 474-0604
Fax: (250) 391-3435
Website: http://district.langford.bc.ca

BYLAW ENFORCEMENT ISSUES - DISTRICT OF LANGFORD 2003 YEAR TO DATE – December 2003		
	2003	**2002**
Complaints received	346	238
Complaints not verifiable	5	5
Complaints investigated & Resolved - No file open	234	95
False Alarm Dispatches (RCMP)	310	446
Files opened (including reopen of previous files)	63	95
Files closed	43	96
Violation notices (warnings) issued	159	132
MTI tickets issued (not including ACO)	26	54
MTI tickets cancelled	5	6
MTI tickets paid	19	24
MTI tickets disputed	1	3
Convicted	**5**	**3**
Acquitted	**0**	**1**

DISTRICT OF LANGFORD
ANIMAL CONTROL SUMMARY OF COMPLAINTS AND ENFORCEMENT ACTIONS

COMPLAINTS RECEIVED

	Jan	*Feb*	*Mar*	*Apr*	*May*	*June*	*July*	*Aug*	*Sept*	*Oct*	*Nov*	*Dec*	*Total*
Compensation -Sheep	0	0	0	0	0	0	0	0	0	0	0	0	0
Compensation -Poultry	0	0	0	0	0	0	0	0	0	0	0	0	0
Complaints-Livestock	0	0	0	0	0	0	0	1	1	0	0	0	2
Complaints - Cats	0	0	1	0	2	0	2	3	7	4	4	2	25
Dogs-Livestock Harass.	0	0	0	0	0	0	0	0	0	0	0	0	0
Dogs - At Large	12	12	19	20	16	14	10	17	21	24	21	7	193
Dogs - Biting	4	0	2	1	2	4	1	4	0	1	1	0	20
Dogs - Barking	3	4	1	8	7	2	5	8	11	5	4	9	67
Miscellaneous	0	1	0	0	5	2	4	3	1	3	0	0	19
Total Complaints:	19	17	23	29	32	22	22	36	41	37	30	18	326

Impounds - Cats	3	2	0	1	4	3	9	4	6	6	4	2	44
Impounds - Dogs	7	5	6	8	11	11	10	9	9	10	17	7	110
Impounds - Livestock	0	0	0	0	0	0	0	0	1	1	0	0	2
Warning Notices	0	0	0	0	0	0	0	0	16	0	0	0	16
Offence Notices	0	0	0	0	0	0	0	0	0	0	0	0	0
Animal MTI's Issued	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Impound/Tickets:	10	7	6	9	15	14	19	13	32	17	21	9	172

2004-01-07
REPORT OSRA008P

R.C.M. POLICE OPERATIONAL STATISTICS REPORTING SYSTEM
SUMMARIZED MAYOR'S REPORT

PAGE 6
PERIOD 2003 M12

DIV 'E' S/DIV 'L' JUR E6698 LANGFORD MUN DETACHMENT UNIT ZONE

	PREVIOUS PERIOD						CURRENT PERIOD					
	ASSIST RPTD	RPTD	ACTUAL	CLEARED CHGE	CLEARED OTH	%CLR	ASSIST RPTD	RPTD	ACTUAL	CLEARED CHGE	CLEARED OTH	%CLR
CRIMINAL CODE												
PERSONS	4	18	16	11	3	88	5	26	25	7	3	40
PROPERTY	13	96	93	27	10	40	14	104	101	12	6	18
CRIMINAL OTHER	6	105	104	17	18	34	4	108	106	11	9	19
TOTAL CRIMINAL CODE	23	219	213	55	31	40	23	238	232	30	18	21
FEDERAL												
GENERAL	6	11	11	3		27	3	1	1	1		100
DRUGS		9	9	1	3	44		17	17	1	4	29
TOTAL FEDERAL	6	20	20	4	3	35	3	18	18	2	4	33
PROVINCIAL												
GENERAL	10	18	18				6	8	7			
LIQUOR		22	22	9	7	73		27	27	6	8	52
TRAFFIC		70	69	33		48	1	108	108	62	6	63
TOTAL PROVINCIAL	10	110	109	42	7	45	7	143	142	68	14	58
MUNICIPAL												
GENERAL		17	17	1		6		16	16		1	6
TOTAL MUNICIPAL		17	17	1		6		16	16		1	6
TRAFFIC												
COLLISIONS & TRAFFIC	7	73	72	6	1	10	5	73	70	5	1	9
PERSONS INJURED			13						14			
TOTAL TRAFFIC	7	73	85	6	1	8	5	73	84	5	1	7
GRAND TOTAL	46	439	444	108	42	34	38	488	492	105	38	29

Traffic Activity Report

Municipality: Langford

Month: December

	2003		2002		2001	
Collision Information	Month Total	Year Total	Month	Year	Month	Year
Fatal	0	0	0	0	0	3
Injury	10	121	8	124	8	97
Property Damage Over $1000.00	25	284	26	307	25	258
Property Damage Under $1000.00	7	87	2	59	5	54
Hit and run	12	127	11	123	11	100
Accidents Alcohol Involved	4	24	1	24	0	19
Impaired Drivers	3	43	4	34	1	46
C.C. Traffic	0	12	3	15	0	17
Prohibited Drivers	2	16	1	42	1	46
24 Hour Suspensions	5	110	9	124	13	181
Moving Violations	71	1002	37	1154	146	2426
Non Moving Violations	13	212	13	300	44	536
Traffic Notices / Warnings	41	508	7	385	130	1191
Parking Violations	6	76	9	115	2	67

CST. Brian Fryia
West Shore RCMP
Traffic Services

BREAK AND ENTER COMPARISON TO PREVIOUS YEARS:

	1999	2000	2001	2002	2003
JAN	39	43	28	29	34
FEB	28	24	21	25	25
MAR	32	40	37	27	21
APR	21	33	30	35	15
MAY	15	24	24	14	26
JUN	26	32	11	16	21
JUL	30	27	14	21	25
AUG	29	27	22	33	24
SEP	30	24	22	43	26
OCT	46	33	17	40	14
NOV	36	30	20	25	25
DEC	34	32	24	28	20
TOTALS:	366	369	270	336	276

THEFTS FROM VEHICLES:

During the month of December, 2003 there were forty two (42) theft from vehicles complaints in the West Shore Detachment area:

Langford	23
Colwood	05
View Royal	09
Metchosin	02
Highlands	02
Songhees	01
Esquimalt R.	00

The following are the number of reported thefts from vehicles during December, 2003, in comparison to previous years.

	1999	2000	2001	2002	2003
JAN	57	47	88	29	46
FEB	34	84	76	39	73
MAR	99	72	66	44	62
APR	78	70	66	46	50
MAY	64	70	38	68	41
JUN	67	45	44	81	40
JUL	61	48	37	59	28
AUG	64	29	56	76	55
SEPT	77	37	36	61	50
OCT	76	35	40	68	64
NOV	100	65	33	46	65
DEC	70	62	25	30	42
TOTALS:	847	664	605	647	616

GUARD ROOM STATISTICS

MONTH ENDING: DECEMBER '03

MONTH							
Municipality	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
Langford	20	7	–	11	–	38	58
Colwood	4	4	–	5	–	13	20
View Royal	7	–	–	3	1	11	16
Provincial	1	3	–	–	–	4	6
Totals	32	14	–	19	1	66	100

MONTH					
Male	Female	YOM	YOF	Total	% of Total
32	2	3	1	38	58
9	1	2	1	13	20
10	1	–	–	11	16
4	–	–	–	4	6
55	4	5	2	66	100

YEAR TO DATE							
Municipality	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
Langford	234	98	4	107	13	456	56
Colwood	56	24	3	40	1	124	15
View Royal	94	20	2	21	3	138	17
Provincial	18	49	–	18	4	97	12
Totals	410	189	9	186	21	815	100

YEAR TO DATE					
Male	Female	YOM	YOF	Total	% of Total
331	63	48	14	456	56
87	14	18	5	124	15
105	20	10	2	138	17
77	12	3	5	97	12
600	110	79	26	815	100

MONTH							
Watch	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
A	10	1	–	4	–	15	23
B	4	2	–	1	–	7	11
C	15	3	–	6	1	25	38
D	3	4	–	7	–	14	21
SCU	–	2	–	–	–	2	3
OTHER	–	2	–	1	–	3	4
TOTALS	32	14	–	19	1	66	100

YEAR TO DATE						
DIPP	Court	Jail	PTA	Other PD	TOTAL	%OF Total
102	28	1	36	3	170	21
121	41	3	31	3	199	24
114	29	1	39	5	188	23
68	33	1	36	7	144	18
–	22	1	29	–	52	6
5	37	2	15	3	62	8
410	189	9	186	21	815	100

	Month	YTD
Guard Hours	623	6180
Matron Hours	N/A	N/A
Meals	25	403
Recoverable Meals	N/A	N/A

GUARDROOM STATISTICS
3YR. PERIOD ENDING 2003

	2003	%	2002	%	2001	%
TOTAL PRISONERS:	815	100	771	100	692	10
LANGFORD	456	56	403	52	361	5
COLWOOD	124	15	131	17	127	18
VIEW ROYAL	138	17	163	21	140	20
PROVINCIAL	97	12	74	10	64	10
A WATCH	170	21	179	23	122	18
B WATCH	199	24	163	21	117	17
C WATCH	188	23	153	20	147	21
D WATCH	144	18	159	21	206	30
SCU	52	6	38	6	49	6
OTHER	62	8	76	9	51	8
ADULT MALE	600	74	579	75	499	72
ADULT FEMALE	110	13	85	11	83	12
YO MALE	79	10	84	11	82	12
YO FEMALE	26	3	23	3	28	4
GUARD HOURS	6180	-	5867	—	5845	-
MEALS	403	-	398	-	322	-

2003 MISCELLANEOUS STATS

LANGFORD: 456 PRISONERS

DIPP	= 51%
COURT	= 22%
JAIL	= 1%
PTA	= 23%
OTHER P.D.'s	= 3%
ADULT MALES	= 73%
ADULT FEMALES	= 14%
Y.O. MALES	= 11%
Y.O. FEMALES	= 2%

COLWOOD: 124 PRISONERS

DIPP	= 45%
COURT	= 19%
JAIL	= 2%
PTA	= 33%
OTHER P.D.'s	1%
ADULT MALES	= 70%
ADULT FEMALES	= 11%
YO MALES	= 14%
YO FEMALES	= 5%

VIEW ROYAL: 138 PRISONERS

DIPP	= 68%
COURT	= 15%
JAIL	= 1%
PTA	= 15%
OTHER P.D.'s	= 1%
ADULT MALES	= 76%
ADULT FEMALES	= 15%
Y.O. MALES	= 7%
Y.O. FEMALES	= 2%

PROVINCIAL: 97 PRISONERS

DIPP	= 27%
COURT	= 51%
JAIL	= 0%
PTA	= 18%
OTHER P.D.'s	= 4%
ADULT MALES	= 79%
ADULT FEMALES	= 13%
Y.O. MALES	= 3%
Y.O. FEMALES	= 5%

A WATCH (170	B WATCH (199)	C WATCH (188)	D WATCH (144)	OTHER (114)
DIPP = 60%	DIPP = 61%	DIPP = 61%	DIPP = 47%	DIPP = 4%
COURT = 16%	COURT = 21%	COURT = 15%	COURT = 23%	COURT = 52%
JAIL = 1%	JAIL = 1%	JAIL = 1%	JAIL = 1%	JAIL = 3%
PTA = 21%	PTA = 16%	PTA = 21%	PTA = 25%	PTA = 38%
OTHER PD = 2%	OTHER P.D. = 1%	OTHER P.D. = 2%	OTHER P.D. = 4%	OTHER P.D. = 3%

CITY OF LANGFORD

British Columbia
Canada

Consolidated Financial Statements

Fiscal Year Ended December 31, 2003

CITY OF LANGFORD

British Columbia
Canada

Municipal Council

Mayor	**Stewart Young**
Councillors	**Denise Blackwell**
	John Goudy
	Matt Sahlstrom
	Lanny Seaton
	Winnie Sifert
	Lillian Szpak

Municipal Officials

Clerk Administrator	**Geoff Pearce, ACIS, P. Adm.**
Treasurer	**Steve Ternent, CGA**
Director of Engineering and Development Services	**Michael Baxter, P. Eng.**
Municipal Planner	**Rob Buchan, MCIP**
Fire Chief	**Bob Beckett, MA**
Auditors	**KPMG**
Solicitors	**Lidstone Young Anderson**
Bankers	**Bank of Montreal**
Police	**RCMP-West Shore**

CITY OF LANGFORD

British Columbia
Canada
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FINANCIAL REPORTING RESPONSIBILITY

The accompanying statements of the City of Langford are the responsibility of management. To ensure their integrity, objectivity and reliability, management has selected appropriate accounting policies that are consistent with generally accepted accounting principles for local governments as recommended by the Public Sector Board of the Canadian Institute of Chartered Accountants. The financial statements necessarily include some amounts that are based on estimates and the judgment of management with appropriate consideration to materiality.

The City's accounting systems and related internal controls and supporting procedures are designed and maintained to provide reasonable assurance that financial records are complete and accurate and that assets are safeguarded against loss from unauthorized use or disposition. The procedures include training and selection of qualified staff, the establishment of an organizational structure that provides a well-defined division of responsibilities, accountability for performance and communication of standards of business conduct.

The Municipal Council, acting through its Standing Committees, oversees management's responsibilities for the financial reporting and internal control systems. The Committees meet periodically with management and the independent auditors to satisfy themselves that management's responsibilities are properly discharged, to review the consolidated financial statements and to recommend approval of the consolidated financial statements to Council.

KPMG LLP, Chartered Accountants, the independent auditors appointed by the City have examined these consolidated financial statements and issued their report which follows. The auditors have full and unrestricted access to the Council to discuss their audit and their related findings as to integrity of the financial reporting process.

Clerk-Administrator

Treasurer

kpmg

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

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

AUDITORS' REPORT TO THE MAYOR AND COUNCILLORS OF THE CITY OF LANGFORD

We have audited the consolidated statement of financial position of the City of Langford (the "City") as at December 31, 2003 and the related consolidated statement of financial activities and changes in financial position and the operating funds, capital funds and reserve funds and accounts consolidated statement of financial activities for the year then ended. These financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2003 and the results of its operations and its cash flows for the year then ended, in accordance with Canadian generally accepted accounting principles.

KPMG LLP

Chartered Accountants

Victoria, Canada

March 19, 2004

CITY OF LANGFORD

Consolidated Statement of Financial Position **STATEMENT A**

December 31, 2003, with comparative figures for 2002

	2003	2002
Financial Assets		
Cash and short-term investments (note 2)	$ 3,357,314	$ 8,421,621
Property taxes receivable	792,712	857,544
Accounts receivable	1,438,394	938,534
Other assets	157,597	138,475
Municipal Finance Authority of British Columbia debt reserve fund deposits (note 3)	521,507	516,522
Total financial assets	6,267,524	10,872,696
Capital assets (note 4)	87,118,995	71,296,742
Total assets	$ 93,386,519	$ 82,169,438
Liabilities		
Accounts payable and accrued liabilities	$ 3,786,063	$ 2,554,016
Deferred revenue - development cost charges (note 5)	2,441,846	1,912,632
Prepaid property taxes and licences	53,490	42,913
Deposits	1,733,678	1,031,696
Municipal Finance Authority of British Columbia debt reserve fund deposits (note 3)	521,507	516,522
Debt (note 6):		
Short-term	578,000	578,000
Long-term	7,006,507	7,515,078
Total liabilities	16,121,091	14,150,857
Municipal Position		
Fund balances:		
Operating Funds (Statement D)	2,140,411	2,006,244
Capital Funds (Statement E)	(9,537,813)	(2,029,264)
Reserve Funds and Accounts (Statement F)	5,128,343	4,837,937
	(2,269,059)	4,814,917
Equity in capital assets	79,534,487	63,203,664
Total municipal position	77,265,428	68,018,581
Total liabilities and municipal position	$ 93,386,519	$ 82,169,438

Commitments and contingencies (note 10)

See accompanying notes to consolidated financial statements.

Treasurer

CITY OF LANGFORD

Consolidated Statement of Financial Activities **STATEMENT B**

Year ended December 31, 2003, with comparative figures for 2002

	Budget	2003	2002
Revenue:			
Net taxes available for municipal purposes (note 7)	$ 10,490,512	$ 9,888,100	$ 9,038,624
Utility charges	263,600	286,455	226,539
Interest	90,000	128,893	206,488
Fines and penalties	168,900	171,741	164,228
Government transfers (note 8)	973,024	1,315,224	365,586
Commercial leasing	139,700	137,235	207,801
Other	1,921,914	2,147,943	366,963
Licences and permits	1,118,560	1,571,838	1,180,108
Proceeds from sale of capital assets	6,000	388,376	444,992
Developer and property owner contributions	373,500	4,006,934	1,942,838
West Shore Parks and Recreation (note 12)	-	-	20,999,835
Development cost charges revenue	1,028,000	885,899	870,488
Casino revenue	775,000	916,012	784,495
Actuarial adjustment on debt	-	83,196	58,890
	17,348,710	21,927,846	36,857,875
Expenditure:			
General government services:			
Legislative	225,900	95,073	130,418
Administrative	1,489,700	1,237,658	1,055,867
Other	267,835	241,724	180,908
	1,983,435	1,574,455	1,367,193
Protective services:			
Police and bylaw enforcement	3,301,080	3,157,486	2,821,132
Fire protection and emergency response	1,208,590	1,308,802	1,100,162
Building inspection and other	462,100	488,450	467,314
	4,971,770	4,954,738	4,388,608
Engineering and public works:			
Common services	266,000	328,021	242,321
Subdivision services	289,000	163,743	119,615
Roads, streets and storm drainage	3,575,992	6,043,968	3,947,635
	4,130,992	6,535,732	4,309,571
Community services:			
Environmental and development services	372,000	611,796	533,652
Recreation and cultural services	11,832,089	9,112,135	3,252,543
West Shore Parks and Recreation (note 12)	-	-	20,999,835
	12,204,089	9,723,931	24,786,030
Utility and enterprise services:			
Sewer infrastructure	9,040,009	5,401,974	1,649,812
Sewer maintenance	222,500	216,870	179,311
Debt interest payments	789,000	395,351	395,351
	10,051,509	6,014,195	2,224,474
	33,341,795	28,803,051	37,075,876
Excess of expenditure over revenue	(15,993,085)	(6,875,205)	(218,001)
Debenture borrowings	14,155,094	-	158,000
Debt principal repayments	(871,100)	(425,378)	(705,375)
Actuarial adjustment on debt	-	(83,196)	(58,890)
Change in fund balances	(2,709,091)	(7,383,779)	(824,266)
Balance, beginning of year	3,582,177	4,814,917	5,639,183
Proportionate share of West Shore opening balances (note 12)	48,532	299,803	-
Balance, end of year	$ 921,618	$ (2,269,059)	$ 4,814,917

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Changes in Financial Position **STATEMENT C**

Year ended December 31, 2003, with comparative figures for 2002

	2003	2002
Cash provided by (used in):		
Operating activities:		
Excess of expenditure over revenue	$ (6,875,205)	$ (218,001)
Decrease in taxes receivable	64,832	141,324
(Increase) decrease in accounts receivable	(499,864)	359,256
(Increase) decrease in other assets	(19,122)	327,576
Increase in accounts payable	1,232,047	101,472
Increase (decrease) in prepaid property taxes and licenses	10,577	(39,022)
Increase in deferred revenue-development cost charges	529,214	237,477
Increase in deposits	701,981	48,798
	(4,855,540)	958,880
Financing activities:		
Increase in short-term debt	-	(122,000)
Decrease in long-term debt	(508,570)	(484,355)
	(508,570)	(606,355)
Increase (decrease) in cash and short-term investments	(5,364,110)	352,525
Cash and short-term investments, beginning of year	8,421,621	8,069,096
Proportionate share of West Shore opening balances (note 12)	299,803	-
Cash and short-term investments, end of year	$ 3,357,314	$ 8,421,621

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Operating Funds Financial Activities **STATEMENT D**

Year ended December 31, 2003, with comparative figures for 2002

	Budget	2003	2002
Revenue:			
Net taxes available for municipal purposes	$ 10,274,512	$ 9,784,287	$ 8,917,084
Utility charges	263,600	286,455	226,539
Interest	90,000	8,323	95,767
Fines and penalties	168,900	171,741	164,228
Government transfers (note 8)	764,072	565,895	321,889
Commercial leasing	139,700	137,235	207,801
Licences and permits	1,118,560	1,571,838	1,180,108
Casino revenue	309,000	77,262	367,010
Other	1,921,914	2,144,474	366,963
	15,050,258	14,747,510	11,847,389
Expenditure:			
General government services:			
Legislative	225,900	95,076	130,420
Administrative	804,200	851,369	754,447
Other	267,835	241,724	180,908
	1,297,935	1,188,169	1,065,775
Protective services:			
Police and bylaw enforcement	3,301,080	3,157,486	2,814,168
Fire protection and emergency response	1,071,590	1,103,251	1,004,653
Building inspection and other	456,700	462,802	436,840
	4,829,370	4,723,539	4,255,661
Engineering and public works:			
Common services	226,500	293,659	218,757
Subdivision services	289,000	163,743	119,615
Roads, streets and storm drainage	2,167,470	1,651,458	1,464,656
	2,682,970	2,108,860	1,803,028
Community services:			
Environmental and development services	366,600	606,859	531,203
Recreation and cultural services	4,540,323	3,872,654	2,096,614
	4,906,923	4,479,513	2,627,817
Utility and enterprise services:			
Sewer maintenance	222,500	216,870	179,311
Other	789,000	395,351	395,351
	1,011,500	612,221	574,662
	14,728,698	13,112,302	10,326,943
Excess of revenue over expenditure	321,560	1,635,208	1,520,446
Net interfund transfers:			
To Capital Funds	(5,375)	(502,724)	(635,973)
(To) from Reserve Funds	(41,395)	(115,064)	135,919
To Sewer Capital	(16,801)	(103,320)	-
Debt principal payments	(871,100)	(425,376)	(705,375)
To Reserve Accounts	(181,795)	(403,090)	(238,555)
From surplus	275,000	275,000	100,000
	(841,466)	(1,274,574)	(1,343,984)
Change in fund balances	(519,906)	360,634	176,462
Balance, beginning of year	1,910,000	2,006,244	1,929,782
Surplus appropriated	(275,000)	(275,000)	(100,000)
Proportionate share of West Shore opening balances (note 12)	48,533	48,533	-
Balance, end of year	$ 1,163,625	$ 2,140,411	$ 2,006,244

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Capital Funds Financial Activities **STATEMENT E**

Year ended December 31, 2003, with comparative figures for 2002

	Budget	2003	2002
Revenue:			
Government transfers (note 8)	$ 208,952	$ 749,329	$ 43,697
Developer and property owner contributions	373,500	3,859,971	1,912,686
West Shore Parks and Recreation (note 12)	-	-	20,999,835
Proceeds from sale of capital assets	3,000	8,305	2,995
Interest	-	6,500	7,272
Taxation	216,000	103,813	121,540
Development cost charges revenue (note 5)	-	885,899	870,488
Actuarial adjustment on debt	1,028,000	83,196	58,890
	1,829,452	5,697,013	24,017,403
Expenditure:			
Capital assets:			
General government services:			
Administrative	685,500	386,289	301,420
Protective services:			
Police and bylaw enforcement	-	-	6,964
Fire protection and emergency response	137,000	205,551	95,509
Building inspection and other	5,400	25,648	30,474
	142,400	231,199	132,947
Engineering and public works:			
Common services	39,500	34,362	23,564
Roads, streets and storm drainage	1,408,522	4,392,510	2,482,979
	1,448,022	4,426,872	2,506,543
Community services:			
Environmental development services	5,400	4,937	2,449
Recreation and cultural services	7,072,695	5,239,479	1,155,929
West Shore Parks and Recreation (note 12)	-	-	20,999,835
	7,078,095	5,244,416	22,158,213
Utility and enterprise services:			
Sewer infrastructure	9,040,009	5,401,974	1,649,812
	18,394,026	15,690,750	26,748,935
Excess of expenditure over revenue	(16,564,574)	(9,993,737)	(2,731,532)
Net interfund transfers:			
From Operating Funds	22,176	606,043	635,973
From Reserve Funds	2,387,304	1,962,341	895,530
To Reserve Accounts	-	-	(158,000)
Debenture borrowings	14,155,094	-	158,000
Actuarial adjustment on debt	-	(83,196)	(58,890)
	16,564,574	2,485,188	1,472,613
Change in fund balance	-	(7,508,549)	(1,258,919)
Balance, beginning of year	(772,000)	(2,029,264)	(770,345)
Balance, end of year	$ (772,000)	$ (9,537,813)	$ (2,029,264)

See accompanying notes to consolidated financial statements.

CITY OF LANGFORD

Consolidated Statement of Reserve Funds and Accounts Financial Activities **STATEMENT F**

Year ended December 31, 2003, with comparative figures for 2002

	Budget	2003	2002
Revenue:			
Interest	$ -	$ 117,539	$ 103,449
Developer's contributions	-	146,963	30,152
Casino revenue	466,000	838,750	417,485
Proceeds from sale of capital assets	3,000	380,071	441,997
Excess of revenue over expenditure	469,000	1,483,323	993,083
Net interfund transfers:			
Net transfer from (to) Operating Funds	(60,880)	156,775	(180,918)
Transfer to Capital Funds	(1,892,722)	(1,622,138)	(895,530)
Transfer to Sewer Capital Fund	(551,857)	(340,202)	-
Transfer from Sewer Operating Fund	45,000	45,000	45,000
Transfer from (to) Operating Funds re:			
Reserve for Future Expenditures	20,000	316,378	238,555
Transfer from Capital Funds re:			
Reserve for Future Expenditures	-	-	158,000
	(2,440,459)	(1,444,187)	(634,893)
Change in balances	(1,971,459)	39,136	(358,190)
Balance, beginning of year	2,444,177	4,837,937	4,479,747
Proportionate share of West Shore opening balances (note 12)	-	251,270	-
Balance, end of year	$ 472,718	$ 5,128,343	$ 4,837,937

Summary of Reserve Funds and Accounts

Reserve Funds:		
Capital Works and Equipment Reserve	$ 1,434,966	$ 1,613,844
Parks and Open Space Reserve	246,457	178,170
Sidewalk Capital Reserve	104,285	75,470
Civic Center Capital Reserve	402,035	361,885
Equipment Replacement Reserve	1,095,446	803,210
Police Services Reserve	562,208	1,097,086
Special Police Capital Reserve	161,200	121,082
	4,006,597	4,250,747
Reserve Accounts:		
Reserve for Future Expenditures	1,121,746	587,190
	$ 5,128,343	$ 4,837,937

See accompanying notes to consolidated financial statements.

The City of Langford is incorporated under the provisions of the British Columbia Local Government Act.

1. Significant accounting policies:

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

(a) Reporting entity:

The consolidated financial statements reflect the assets, liabilities, revenues, expenditures, and changes in fund balances and in financial position of the reporting entity. Effective January 1, 2003, the financial statements also reflect the proportionate consolidation of the City's share of the West Short Parks & Recreation Society. This change has been applied on a prospective basis (note 12(b)).

(b) Basis of accounting:

The basis of accounting followed in the financial statement presentation is an accrual basis and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenditures in the period the goods and services are acquired and a liability is incurred or transfers are due.

(c) Fund accounting:

Funds within the consolidated financial statements consist of the operating, capital, sewer and reserves funds. Transfers between funds are recorded as adjustments to the appropriate fund balance.

(d) Investments:

The investments are recorded at cost which approximates fair market value.

(e) Capital assets:

Capital assets acquired or constructed are recorded at cost as expenditures in the period they are acquired. Capital assets contributed from developers are reported at estimated cost.

Depreciation is not recorded on capital assets.

(f) Reserve for future expenditures:

Certain amounts, as approved by Council, are set aside in reserves for future operating and capital expenditures. Transfers to and/or from reserves are reflected as an adjustment to the respective fund.

1. Significant accounting policies (continued):

(g) Equity in capital assets:

Equity in capital assets represents the investment in capital assets, after deducting the portion financed by related debt.

(h) Government transfers:

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

(i) Deferred revenue:

Receipts, which are restricted by the legislations of the provincial or federal governments or by agreement with external parties, are deferred and reported as restricted revenues. When qualifying expenditures are incurred, restricted revenues are brought into revenue at equal amounts.

(j) Use of estimates:

The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

2. Cash and short-term investments:

	2003	2002
Municipal Finance Authority Money Market Fund	$ 535,424	$ 5,683,978
Bank deposits and deposits held in trust by other organizations	2,821,890	2,737,643
	$ 3,357,314	$ 8,421,621

3. Municipal Finance Authority of British Columbia debt reserve fund deposits:

The Municipal Finance Authority of British Columbia ("MFA") provides capital financing for regional districts and their member municipalities. The MFA is required to establish a Debt Reserve Fund. Each regional district through its member municipalities who share in the proceeds of a debt issue is required to pay into the Debt Reserve Fund certain amounts set out in the debt agreements. The MFA pays into the Debt Reserve Fund these monies from which interest earned thereon, less administrative expenses, becomes an obligation to the regional districts. It must then use this fund if, at any time, there are insufficient funds to meet payments on its obligations. When this occurs, the regional districts may be called upon to restore the fund.

Upon maturity of a debt issue, the unused portion of the Debt Reserve Fund established for that issue will be discharged to the City. The proceeds from these discharges will be credited to income in the year they are received. As at December 31, 2003, the total of the Debt Reserve Fund was comprised of:

General program	$ 151,476
Sewer	370,031
	$ 521,507

4. Capital assets:

	2003	2002
Land	$ 16,611,538	$ 16,353,066
Building	22,999,539	18,234,408
Sanitary sewer system	17,961,352	12,559,377
Engineering structures	26,117,985	21,452,680
Equipment	3,428,581	2,697,211
	$ 87,118,995	$ 71,296,742

5. Deferred revenue - development cost charges:

This restricted revenue liability represents funds received from developers for capital expenditures. In accordance with the Local Government Act of B.C., these funds must be deposited into a separate reserve fund. In accordance with PSAB recommendations, the City records development cost charges as deferred revenue. When the related costs are incurred, the development cost charges are then recognized as revenue.

Continuity schedule of development cost charges for 2003:

		Balance December 31, 2002	Interest earned	Collections and other revenue	Expenditures	Balance December 31, 2003
Purpose:						
Parks	$	785,285	24,667	463,050	(171,119)	1,101,883
Storm drainage		546,487	19,438	288,042	(241,409)	612,558
Roads		403,732	16,422	576,015	(268,764)	727,405
Sewers		177,128	5,199	22,281	(204,608)	-
Total restricted revenues	$	1,912,632	65,726	1,349,388	(885,900)	2,441,846

6. Debt:

(a) Short-term debt:

The short-term debt is comprised of $700,000 MFA financing due in 2005 and $158,000 MFA financing due in 2007, both at interest rates equal to Bank of Montreal 30-day banker's acceptance rates.

The City intends to repay the $700,000 short-term debt in equal annual instalments of $140,000 and the $158,000 in a single payment in 2004.

(b) Long-term debt:

The City issues its debt instruments through the MFA. The amount payable is net of sinking fund balances of $2,197,680 (2002 - $1,633,268).

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

		2004	2005	2006	2007	2008
General	$	129,527	129,527	129,527	129,527	129,527
Sewer		295,849	295,849	295,849	295,849	295,849
	$	425,376	425,376	425,376	425,376	425,376

6. Debt (continued):

(c) Maturities and interest rates:

Existing long-term debt matures in annual amounts to the year 2016 and debenture interest is payable at rates ranging from 5.69% to 7.421% per annum.

7. Net taxes available for municipal purposes:

	2003	2002
Taxes:		
General purposes	$ 9,661,651	$ 8,825,537
Collections for other governments	10,994,928	9,876,493
Revenue in lieu of taxes	59,841	50,831
1% utility taxes	166,608	162,256
	20,883,028	18,915,117
Less taxes on behalf of:		
School authorities	7,856,768	7,070,777
Capital Regional Hospital District	697,794	664,042
Capital Regional District	1,736,246	1,489,908
B.C. Assessment Authority	247,892	229,063
Municipal Finance Authority	430	397
Victoria Regional Transit Authority	430,594	397,964
Revenue in lieu of taxes	25,204	24,342
	10,994,928	9,876,493
Net taxes available for municipal purposes	$ 9,888,100	$ 9,038,624

8. Government transfers:

The following government transfers have been included in revenues:

	2003	2002
Operating transfers:		
Federal	$ 9,303	$ 9,020
Provincial	52,189	52,669
Other	504,403	260,200
	565,895	321,889
Capital transfers:		
Provincial	749,329	43,697
	$ 1,315,224	$ 365,586

9. Expenditures by object:

	2003	2002
Salaries, wages and employee benefits	$ 3,428,886	$ 3,176,060
Contracted and general services	23,526,505	11,136,880
Land, buildings, materials, goods, supplies and utilities	929,290	21,930,602
Interest and bank charges	708,607	598,649
Other	209,763	233,685
	$ 28,803,051	$ 37,075,876

10. Commitments and contingencies:

(a) Contingent liabilities:

(i) The City, as a member of the Capital Regional District, is jointly and severally liable for their net capital liabilities.

(ii) The loan agreements with the MFA provide that if the MFA does not have sufficient funds to meet payments on its obligations, it shall make payments from the Debt Reserve Fund which, in turn, is established by a similar Debt Reserve Fund in the City and all other borrowing participants. If the Debt Reserve Fund is deficient, the MFA's obligations become a liability of the regional district and may become a liability of the participating municipalities.

(b) Litigation liability:

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

(c) Commitments:

(i) The City entered into a long-term contract with the Royal Canadian Mounted Police 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 2004 estimated cost of this contract is $2,549,000.

(ii) Effective for 2002, the City together with the other owners of the Juan de Fuca Recreation Complex entered into a five-year commitment with the West Shore Parks and Recreation Society for the operation and maintenance of the facilities. Annual commitments are apportioned to each municipality based on annual municipal converted assessment values. The City's commitment for 2004 is $1,475,430.

10. Commitments and contingencies (continued):

(a) Commitments (continued):

(iii) The City of Langford, City of Colwood and City of Highlands each held successful referenda in November 2002 for the construction of a new $10.7 million arena at the Juan de Fuca Recreation site in Colwood. The City of Langford's share of the cost is $6 million and is to be funded by a 20-year debenture. By agreement among the partners, the West Shore Parks and Recreation Society is managing the construction project. The project commenced in December 2002 and at December 31, 2003 a total of $8,286,920 had been spent, of which $4,638,935 is the City of Langford's share.

(iv) At December 31, 2003, the City had entered into an agreement to purchase a 2003 Fire Truck. The amount authorized is $298,275 and is payable upon delivery which is anticipated in May 2004.

At December 31, 2003, the following major contracts were incomplete:

	Total amount of contracts	Paid or accrued on contracts to December 31, 2003
Road maintenance	$ 2,366,396	$ 1,762,082
Trail maintenance	255,083	143,044
Veterans Memorial Parkway	719,323	205,502
Sewer specified area No. 12	1,480,471	1,099,847
	$ 4,821,273	$ 3,210,475

11. Pension plan:

The City and its employees contribute to the Municipal Pension Plan (the plan), a jointly trusteed pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of the assets and administration of the benefits. The pension plan is a multi-employer contributory defined benefit pension plan with about 123,000 active contributors including approximately 28,000 contributors from local governments.

Every three years an actuarial valuation is performed to assess the financial position of the plan and the adequacy of plan funding. The most recent valuation as at December 31, 2000 indicated funding surplus of $436 million. The Joint Trust Agreement specifies how surplus assets can be used. The actuary does not attribute portions of the surplus to individual employers. The City of Langford paid $169,217 for employer contributions to the plan in fiscal 2003.

12. West Shore Parks and Recreation:

(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 partners (the "Municipalities") effective January 2, 2002: City of Langford, City of Colwood, District of Highlands, City of Langford and the CRD (on behalf of a portion of the Juan de Fuca Electoral Area).

The lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the *Co-Owners' Agreement*. Future improvements are allocated among the partners as per the cost sharing formula in effect each year for each service or facility, as outlined in a *Members' Agreement*. For 2003, The City of Langford's share of improvements purchased by the West Shore Parks & Recreation Society (the "Society") on its behalf is $209,683 This amount is included in Statement E, under the heading *Recreation and cultural services*.

The repayment of the long-term debt associated with the transferred assets will continue to be a regional function, in accordance with the terms of an *Agreement to Transfer* between the CRD, the Municipalities and the Society. The debt payments are to be charged to the Municipalities as part of the CRD's annual requisition process. The maturity dates of the various borrowings range from 2012 through 2014. The City of Langford's share of the debt carried by the CRD with respect to these assets as at December 31, 2003 was $3,060,208.

The Municipalities have 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:

Effective January 1, 2003, the City adopted the standard in section PS 1300 of the CICA Handbook requiring the consolidation of organizations that are jointly controlled by governments. This change has been applied prospectively and the 2003 financial results and budget for the Society are consolidated into the District's financial statements proportionately based on the cost sharing formula outlined in the *Members' Agreement*. In 2003, The City of Langford's proportion for consolidation purposes was 47.73%. Fiscal 2002 results have not been consolidated. The opening 2003 operating and reserve balances on Statements B, C, D and F reflect the related adjustments to equity as at January 1, 2003.

13. Official name change:

By Letters Patent issued by the Province of British Columbia, the District of Langford officially changed its name to the City of Langford effective December 1, 2003.

14. Comparative figures:

During the year it was determined that certain amounts recorded in fiscal 2002 were restated as follows:

(a) Cash and short-term deposits increased by $508,000 to $8,421,621 and the recreation and cultural services decreased by $508,000 to $3,252,543 and corresponding increase in the reserve funds and accounts to $4,837,937.

(b) The actuarial adjustment on debt was increased to $58,890.

DISTRICT OF LANGFORD

BYLAW NO. 786

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE DISTRICT OF LANGFORD FROM TAXATION FOR THE YEAR 2004

WHEREAS Council may exempt land and improvements from taxation under Section 341 of the Local Government Act;

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

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

   a) Roll No. 01-62-327-06159.000
      Lot: 7, Plan 6190, Section 79, Esquimalt District
      Juan de Fuca Cadet Youth Society
      948 Dunford Road

   b) Roll No. 01-62-327-7522.001
      Lot: 10, Plan 10901, Section 111, Esquimalt District
      Langford Fifty and Up Club
      2637 Sunderland Road

   c) Roll No. 01-62-327-06411.005
      Section 84, Esquimalt District, All that portion of the Hollywood Road (renamed Hazelwood Road by Gazette notice dated February 22, 1956), as dedicated by Plan 1718 and extending northerly from the extension easterly of the south boundary of Block 2, Plan 1718, Section 84, Esquimalt District to the extension north-easterly of the north-west boundary of Lot A, Plan 13728.
      Metchosin Farmers' Institute
      1040 Marwood Avenue

   d) Roll No. 01-62-327-06439.200
      Parcel M, Esquimalt District, Section 86, Metchosin District & Sections 83 and 84 Esquimalt District except that part lying to south of production westerly of the northerly boundary of Lt 3 Blk 2, PL 1524 DD1512501, (PID #000-173-886)
      Metchosin Farmers' Institute
      1040 Marwood Avenue

   e) Roll No. 01-62-327-06439.250
      Esquimalt District, LD 30 & 21 PT Sections 83, 84, 85, 86 Metchosin District & Sections 83 & 84 Esquimalt District Except Parcel M (DD15125) shown outlined in red on Plan 82 RW Part held under licence of occupation by the Metchosin Farmers' Institute.
      Metchosin Farmers' Institute
      1040 Marwood Avenue

f) Roll No. 01-62-327-06431.030
That part of Parcel M (DD 1512501) of Section 86, Metchosin District, and of Section 83 and 84, Esquimalt District, lying within said sections 84 and 86 and lying to the south of the production westerly of the northerly boundary of Lot 3, Block 2, Plan 1524 (PID 009427198)
Metchosin Farmers Institute
Marwood Avenue

g) Roll No. 01-62-327-06411.001
Block 2, Plan 1718, Sections 84 and 90, Esquimalt District, and Section 86 and 87, Metchosin District, except that part shown outlined in red in Plan deposited under DD 228921 (PID 007095490)
Metchosin Farmers Institute
1040 Marwood Avenue

h) Roll No. 01-62-327-13906.060
Esquimalt District, Lot 1 of Plan 17393, Sections 79, 83, 84 and 90, Esquimalt District (PID 003908968)
South Vancouver Island Rangers
3498 Luxton Road

i) Roll No. 01-62-327-6001.002
Lot A, Plan 26335, Section 81, Esquimalt District
Redeemer Lutheran Church
911 Jenkins Avenue

j) Roll No. 01-62-327-4124.001
Lot 4, Plan 9088, Section 5, Esquimalt District
Gordon United Church of Canada
929 Goldstream Avenue

k) Roll No. 01-62-327-4125.001
Lot 1, Plan 14459, Section 5, Esquimalt District
Gordon United Church of Canada
935 Goldstream Avenue

l) Roll No. 01-62-327-6299.010
Lot 1, Plan 15933, Section 88 & 89, Esquimalt District
Lighthouse Christian Academy
1289 Parkdale Drive

m) Roll No. 01-62-327-4250.003
Lot A, Plan 28120, Esquimalt District
Grace Baptist Church
2731 Matson Road

n) Roll No. 01-62-327-5647.010
Lot A, Plan 42956, Esquimalt District
Society of St. Vincent De Paul
2784 Claude Road

o) Roll No. 01-62-327-5790.010
Lot A, Plan VIP64037, Esquimalt District
West Shore Chamber of Commerce
697 Goldstream Avenue

p) Roll No. 01-62-327-13860.000
Lot 7, Plan 1957, Metchosin District
The Trustee Board of the Presbyterian Church in Canada
760 Latoria Road

q) Roll No. 01-62-327-5646.100
Lot 1, Plan VIP69262, Esquimalt District
Bishop of Victoria
798 Goldstream Avenue

r) Roll No. 01-62-327-06694-030,
Lot 1, Plan 44619, Metchosin District
Western Community Baptist Church
2610-2612 Sooke Road

shall hereby be exempt from taxation for the year 2004.

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

a) Roll No. 01-62-327-5731.010,
Lot 1, Plan 27859, Section 0072, Esquimalt District
Royal Canadian Legion
761 Station Road

shall hereby be exempt from taxation for the year 2004, to the extent that the part of the said buildings and improvements together with certain lands surrounding the buildings and improvements is equivalent to (50%) fifty percent of that part of both.

3. The buildings and improvements together with certain lands surrounding the buildings and improvements which qualify as eligible heritage property subject to section 342(1) of the Local Government Act, and more particularly described as:

a) Roll No. 01-62-327-18809.000
E & N railway right of way except leased part
Canadian Pacific Railway Co.

b) Roll No. 01-62-327-18809.010
Mile 7.9 Victoria Subdivision recommended area to
lease to Via Rail for station purposes "Langford"
Canadian Pacific Railway Co. and Via Rail Canada Inc.

shall hereby be exempt from taxation for the year 2004.

4. This Bylaw may be cited as the “Tax Exemption Bylaw No. 786, 2004."

READ A FIRST TIME this 18th day of August , 2003.

READ A SECOND TIME this 18th day of August , 2003.

READ A THIRD TIME this 6th day of October, 2003.

RECONSIDERED AND FINALLY ADOPTED this 20th day of October, 2003.

MAYOR

CLERK-ADMINISTRATOR

District of Langford
Municipal Taxes Proposed to be Exempted for 2004 - Bylaw #786
Based on 2003 Tax Rates and Assessments

6159	Juan de Fuca Cadet Youth Society				y	8	279300	4.581	1,279.47	
7522.001	Langford Fifty and Up Club					6	146400	11.0219	1,613.61	
6411.005	Metchosin Farmers' Institute					6	10000	11.0219	110.22	
6439.2	Metchosin Farmers' Institute					6	68400	11.0219	753.9	
6439.25	Metchosin Farmers' Institute					6	50700	11.0219	558.81	
6431.03	Metchosin Farmers' Institute					6	104000	11.0219	1,146.28	
6411.001	Metchosin Farmers' Institute					6	236000	11.0219	2,601.17	
13906.06	South Vancouver Island Rangers					8	771000	4.336	3,343.06	
6001.002	Redeemer Lutheran Church					8	345000	4.336	1,495.92	
4124.001	Gordon United Church of Canada				y	8	82700	4.581	378.85	
4125.001	Gordon United Church of Canada				y	8	281000	4.581	1,287.26	
6299.01	Lighthouse Christian Academy					6	755000	11.0219	8,321.53	
4250.003	Grace Baptist Church					8	210000	4.336	910.56	
5647.01	Society of St. Vincent de Paul				y	6	467000	11.6448	5,438.12	
5790.01	West Shore Chamber of Commerce				y	6	490000	11.6448	5,705.95	
13860	Trustee Board of the Presbyterian Church in Canada					8	557300	4.336	2,416.45	
5646.1	Bishop of Victoria				y	8	1166000	4.581	5,341.45	
6694.03	Western Community Baptist Church					8	703000	4.336	3,048.21	
3632.1	Victoria Cool Aid Society				y	1	440000	4.4736	1,968.38	*
5731.01	Royal Canadian Legion				y	1	312000	4.4736	5,902.65	
					y	6	284000	11.6448		
Total Proposed Exemptions					y	8	261900	4.581	53,621.85	

* The 2003 assessment for improvements is incomplete because the building was under construction. Based on the constructed value on the building permit, the 2004 municipal taxes foregeone by the exemption are estimated at $8,231.

Council Objectives for 2005

That Council establish the following as its Statement of Municipal Objectives for 2005:

a) It is Council's objective to continue improving the assessed tax base of commercial development in Langford;
b) That Council's objectives is to improve the curb appeal of Langford;
c) It is Council's objective to revitalize the Sooke Road/Happy Valley commercial area.
d) It is Council's objective to develop a City Centre Park with an enclosed multipurpose recreation facility and outdoor sport field and walking jogging trail.
e) It is Council's objective to facilitate and have built a new highway interchange on the Trans Canada Highway No. 1 and the Bear Mountain Parkway;
f) It is Council's objective to improve Langford's Communities in Bloom rating to a national level;
g) It is Council's objective to propose an alternative cost effective private utility method of providing sewer collection and water distribution in Langford.
h) It is Council's objective to improve recreation facilities and opportunities in the West Shore.
i) It is Council's objective to continue the extension of sidewalks in the community.