



# **City of Langford 2004 Annual Report**

File Number: 0645-20



*Golden in Setting  
Determined in Spirit*

# City of Langford 2004 Annual Report

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# Executive Summary

2004 was the second 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 eleventh year with significant continuity of citizen participation providing important community advice 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 2004 was the opening of Bear Mountain Arena in February at the Juan de Fuca Recreation Centre in Colwood. City of Langford is the major municipal partner in that Recreation Centre. Bear Mountain Arena was built on time, on budget and has provided a wonderful 2,300 seat with an additional 600 standing room capacity recreation facility for the West Shore citizens.

A number of other major rezonings were completed in 2004 for the following developments.

Hull's Field on Jacklin Road;  
Millstream East north of the McCallum Road;  
120 room Sheriton Hotel rezoning on McCallum Road;  
Oakcrest Park Estates rezoning for Lakeside on Langford Lake; and  
Goldstream Meadows rezoning at the intersection of West Shore Parkway and Trans Canada Highway.

Council completed the land exchange with BLD Developments Isabel Avenue, Happy Valley Road.  
A new intersection was built at Bear Mountain Parkway with Millstream Road.

Council completed the Langford Sewer Partnering and Franchise Agreement with West Shore Environmental Services in September for the financing, design, build, own and operation of sewer infrastructure in Langford over the next 21 years. This is a wholly owned subsidiary of Terasen Utilities Services Inc. In return the City receives a franchise fee of \$3,600,000 in 2004, and receives \$15,000 annually equaling 5% of user fees and a royalty payment equaling 18% of sewer capital costs recovery fees each year over the life of the franchise. Overall it is expected that royalties will exceed \$11,000,000 revenue over the 21-year term of the Franchise Agreement. There is a 5-year rate freeze on user fees and a 5-year rate freeze on sewer capital recovery charges. Sewers are now built in a timely manner, there is no longer a need for sewer petitions or Sewer Specified Area Bylaws and construction priorities are agreed upon annually. West Shore now funds and finances all construction of sewers in Langford and sewer extensions for the next 21 years, freeing up the city's borrowing power for other infrastructure.

- ★ Council received a five Bloom Provincial Communities in Bloom Award, as the winner in the category of BC cities with a population greater than 20,000 in 2004.
- ★ Canadian Institute of Planners - Impact on the Profession Award for "Addressing the Interface Fire Hazard" in 2004.
- ★ Planning Institute of BC Honourable Mention for "Downtown Revitalization Plan" 2004;

Happy Valley Elementary School fire was extinguished by the Langford Fire Department on October 14<sup>th</sup>, 2004. No one was hurt in the blaze but the school was destroyed. The cause of the fire was unknown.

2004 was another very busy year for the Planning Department, Building Department and Engineering Department, all having record activity years.



## Langford Corporate Philosophy Statement

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

## **City of Langford Council Standing Committies**

- **Administration and Finance Committee**

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

- **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 (VCMML)                  Mr. Ron Kerr  
Mr. Randy Prettie

- **Planning and Zoning Committee**

Councillor Denise Blackwell, Chair;  
Councillor Lanny Seaton, Vice Chair;  
Councillor John Goudy, Council representative;  
Mrs. Denyse Dehler                      Mr. Steve Harvey  
Mr. Cliff Curtis                          Mr. Richard Bauln  
Mr. Norm Arden

- **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**

[illegible]

- **Beautification & Festival Committee**

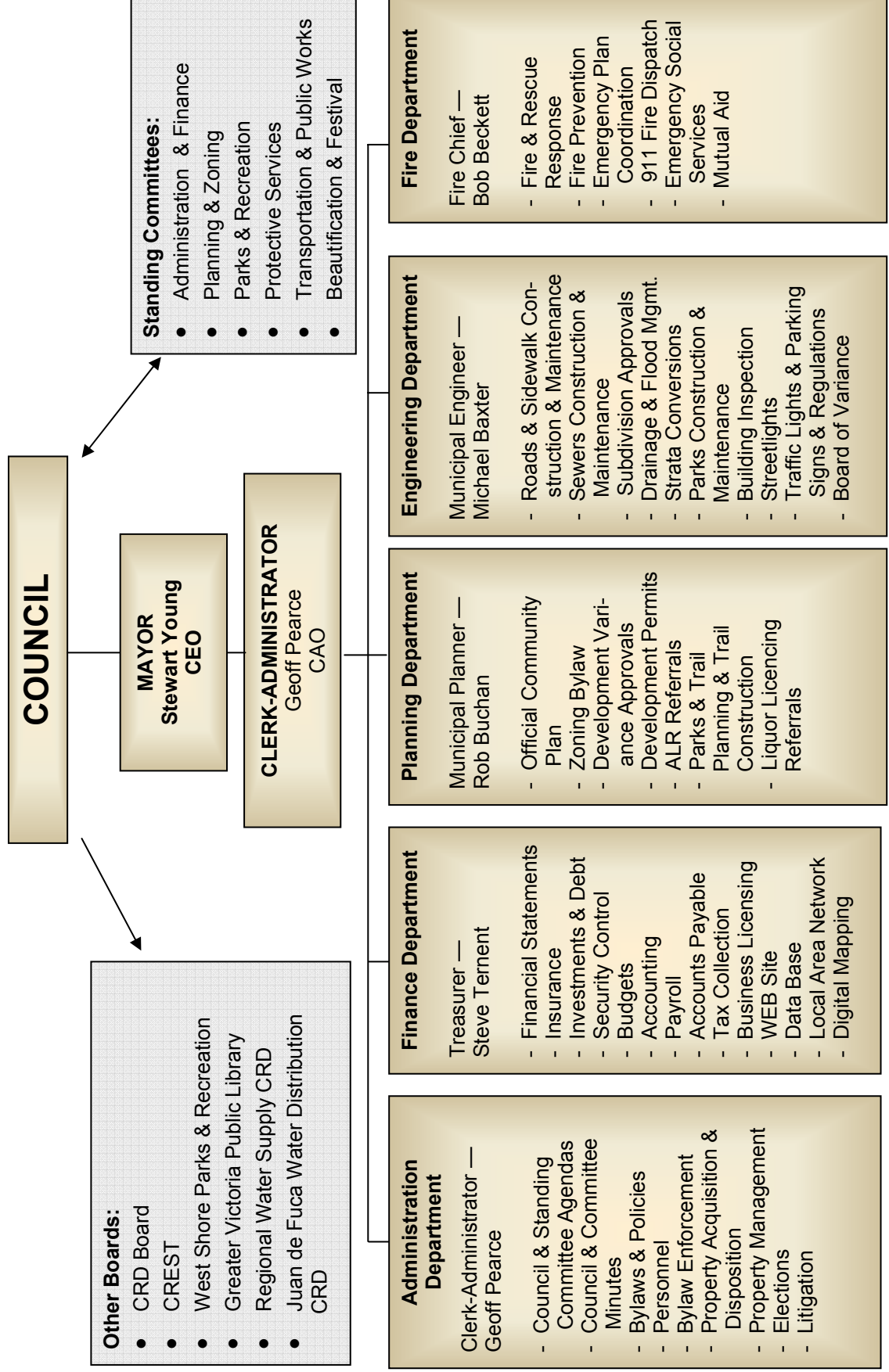
Councillor Denise Blackwell (Chair)  
Councillor John Goudy (Vice Chair)  
Councillor Winnie Sifert  
Mayor Stewart Young  
Mr. Al Kelly  
Mr. Richard Irwin  
LES Representative

Mr. Les Bjola  
Mr. Mike Gibbins



# City of Langford

## Functional Organizational Chart



# 2004 City of Langford Accomplishments

## 1. Administration Department:

- Langford completed two minor Boundary Extensions, one with Totangi Forest Products off Humpback Road, the second one, the realignment of the municipal boundary with the District of Highlands to accommodate the Bear Mountain Parkway.
- Property Transaction
  - i) The City sold a 2 acre hotel site to Starwood Holdings on McCallum Road for \$600,000 in June, Starwood Holdings also has an Option To Purchase the remaining 2 ½ acres next year.
  - ii) The City purchased the new Fire Hall No 2 site in May at the corner of Happy Valley and Sooke Roads for \$300,000.
  - iii) The City exchanged property with BLD Developments in that area for the construction of new playing fields which will be completed by summer of next year.
  - iv) The City purchased a home at 2765 Spencer for safety improvements to Spencer Road.
- Council initiated:
  - i) Hotel Revitalization Tax Exemption Program: this is to provide 5-year tax exemption for new hotel improvements that started construction in 2004. As a result Council attracted two major new developments in Langford taking advantage of this incentive program; a new 120 room Sheraton Hotel and new 89 rooms Bear Mountain Club House Hotel.



- The City entered into a 21-year Franchise Partnering Agreement with West Shore Environmental Services to take over the operation and provide future expansion of Langford sewer collection system for the next 21 years with a 21 year option. This will provide stable sewer services to City residents at fixed prices for the first 5 years and with prices thereafter based on cost of living. It will also provide an assured long term source of municipal revenues in the form of royalty payments from West Shore Environmental Services to the City. Sewer royalty payment will bring in over \$10 million over the next 21 years.

## 2. Finance Department:

- Implemented web-based Home Owner Grant Application, allowing 585 residents to claim their grant electronically;
- Received an award from Municipal Software for using CityView with staff, contractors and the public to increase the quality of service;
- Purchased and implemented SharePoint document management system;
- Established three public internet portal sites in downtown Langford;
- Participated in negotiation of sewer franchise and partnering agreement.

**3. Engineering Department:**

- Obtained infrastructure grant for Goldstream Bridge \$240,000;
- Constructed red brick sidewalks on Peatt Road;
- Completed 21-year Franchise Partnership Agreement for sewer system with WestShore Environmental Services Inc.;
- Firehall Creek Drainage Improvements for flood abatement;
- Coordinate, supervision of numerous frontage improvements for new development.

**4. Building Inspection Department:**

- Building Inspection Department has issued Building Permits for a record \$69,000,000 of construction value in the first eleven months. Including in this a record 177 new single family dwellings, a record of 199 multiple family dwelling units, \$30,000,000 in commercial and industrial construction and more expected in the month of December.

**5. Planning Department:**

- Planning Institute of British Columbia Award for Planning Excellence, Downtown Langford Plan;
- Canadian Institute of Planners Award for Planning Excellence, Interface Fire Hazard Plan;
- Communities in Bloom winner, 5 blooms;
- Communities in Bloom community report ;
- Way Finding Plan;
- Draft of new sign bylaw;
- Completion of the first community garden competition ;
- Completion of the first tree planting week ;
- Initiation of the blooming boulevards community program ;
- Completion of the first heritage inventory and policy;
- Adoption of the Affordable Housing Policy;
- Beautification partnership with Glen Lake School;
- Completion of the Langford Lake boardwalk, Langford Lake swimming float, Flute Lane fishing pier;
- Completion of the Hulls Field, Goldstream Meadows and Oakcrest Park Estates plans and rezonings;
- Prepared an Economic Impact Assessment of Bear Mountain Resort development.

**6. Fire Department:**

- Received the new Fire Truck #703 fire apparatus replacing the truck that was written off in the Naramata Fire incident;
- Participated in the CAN-S.A.F.E. humanitarian program sending equipment to Afghanistan;
- No volunteer firefighter turn-over, resulting in no need to recruit in 2005;
- Langford Fire Rescue received a provincial award from the Muscular Dystrophy Association of Canada for its fund raising and public awareness campaigns;
- Plans are well underway for the replacement of Station #2; and
- Bear Mountain Development agrees to sprinkler all buildings in their development including single family units.



**CITY OF LANGFORD****Planning and Zoning**

2nd Floor, 877 Goldstream Avenue  
Victoria, BC V9B 2X8



email: [planning@district.langford.bc.ca](mailto: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 2004

**Date:** January 17, 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	2004	Dec	Total
Agricultural Land Reserve	0	3	4	1	2	2	1	0	3	3	1	0	20
Development Permits	7	14	24	22	24	24	22	34	46	60	47	8	324
Amended Development Permits	0	1	0	0	0	1	0	9	6	10	12	0	39
Development Variance Permits	3	9	6	12	17	11	19	21	29	40	36	5	203
OCP Amendments	4	6	7	16	16	11	8	12	8	12	17	2	117
Sign Development Permits	0	0	0	0	0	0	0	0	32	28	29	3	89
Strata-Title Conversions	2	0	0	0	0	0	2	0	0	0	0	0	4
Temporary Industrial Use Permits	0	0	0	0	0	0	0	1	0	0	1	0	2
Zoning Amendments	10	15	15	28	24	19	24	23	27	22	38	4	245
<b>Total</b>	<b>26</b>	<b>48</b>	<b>56</b>	<b>79</b>	<b>83</b>	<b>68</b>	<b>76</b>	<b>100</b>	<b>151</b>	<b>175</b>	<b>181</b>	<b>22</b>	<b>1043</b>

Application	Received	Issued	Civic Address	Proposal
1. DP-04-40	1 Dec 04		3158 Anders Road	Wildfire DP
2. DP-04-41	6 Dec 04		957 Bray Avenue	Detached Duplex
3. DP-04-42	6 Dec 04	23 Dec 04	3497 Happy Valley Road	Wildfire DP
4. DP-04-43	6 Dec 04		1366 Lynburne Place	Pool Pavillion
5. DP-04-44	13 Dec 04		2966 Jacklin Road	Petrocan/Convenience Store
6. DP-04-45	20 Dec 04		694 Goldie Avenue	Detached Duplex
7. DP-04-46 and DVP-04-35	20 Dec 04		2114 Gourman Place	Wildfire DP and Fire Flow Variance
8. DP-04-47	28 Dec 04		2704 and 2708 Peatt Road	Four-Storey, 22-Unit Condos
9. SDP-04-27	7 Dec 04	8 Dec 04	775 Bear Mountain Parkway	Comfort Zone Daycare Signage
10. SDP-04-28	23 Dec 04		953 Bray Avenue	A Child's Journey Daycare Signage

Application		Received	Issued	Civic Address	Proposal
11.	SDP-04-29	23 Dec 04		1376 Lynburne Place	Bear Mountain Hotel Signage
12.	DVP-04-32	3 Dec 04		2666, 2672, 2674 Deville Road	Variance to Side and Rear Setbacks and Lot Width
13.	DVP-04-33	9 Dec 04		2811 Lake End Road	Variance to Watercourse
14.	DVP-04-34	10 Dec 04		420 Atkins Avenue	Variance to Watercourse
15.	DVP-04-36	22 Dec 04		533 Atkins Avenue	Variance to Setback and to Building Envelope
16.	Z-04-35 and OCP-04-16	13 Dec 04		820 Latoria Road	AG1 to R2 and Estate Residential to Existing Residential
17.	Z-04-36	14 Dec 04		2902 Jacklin Road and 891 Attree Avenue	P3 to C3 for Future Commercial Use
18.	Z-04-37	21 Dec 04		859 Orono Avenue	Text Amendment
19.	Z-04-38 and OCP-04-17	23 Dec 04		3438 Happy Valley Road	AG1 to R2 and Rural to Existing Residential

Applications In Process						
Agricultural Land Reserve Applications	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
1	16	16	12	17	34	69

Applications Issued in November						
Agricultural Land Reserve Applications	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
0	3	1	1	1	2	8

<b>Revenue January to June 2004</b>							
<b>Type of Application</b>	<b>GL Number</b>	<b>January</b>	<b>February</b>	<b>March</b>	<b>April</b>	<b>May</b>	<b>June</b>
ALR	11151970-00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Development Permits	11151920-00	\$27,254.94	\$16,695.50	\$21,350.55	\$18,503.72	\$13,819.75	\$12,181.00
Development Variance Permits	11151950-00	\$2,060.00	\$375.00	\$2,305.00	\$7,890.00	\$4,000.00	\$2,585.00
Rezoning Applications	11151940-00	\$2,400.00	\$18,259.24	\$29,651.40	\$5,623.05	\$7,227.24	\$18,755.39
Public Hearing Fees	11151900-00	\$0.00	\$5,600.00	\$2,800.00	\$4,200.00	\$1,400.00	\$2,800.00
<b>Total</b>		\$29,314.94	\$63,354.71	\$36,106.95	\$37,216.77	\$26,446.99	\$36,321.39

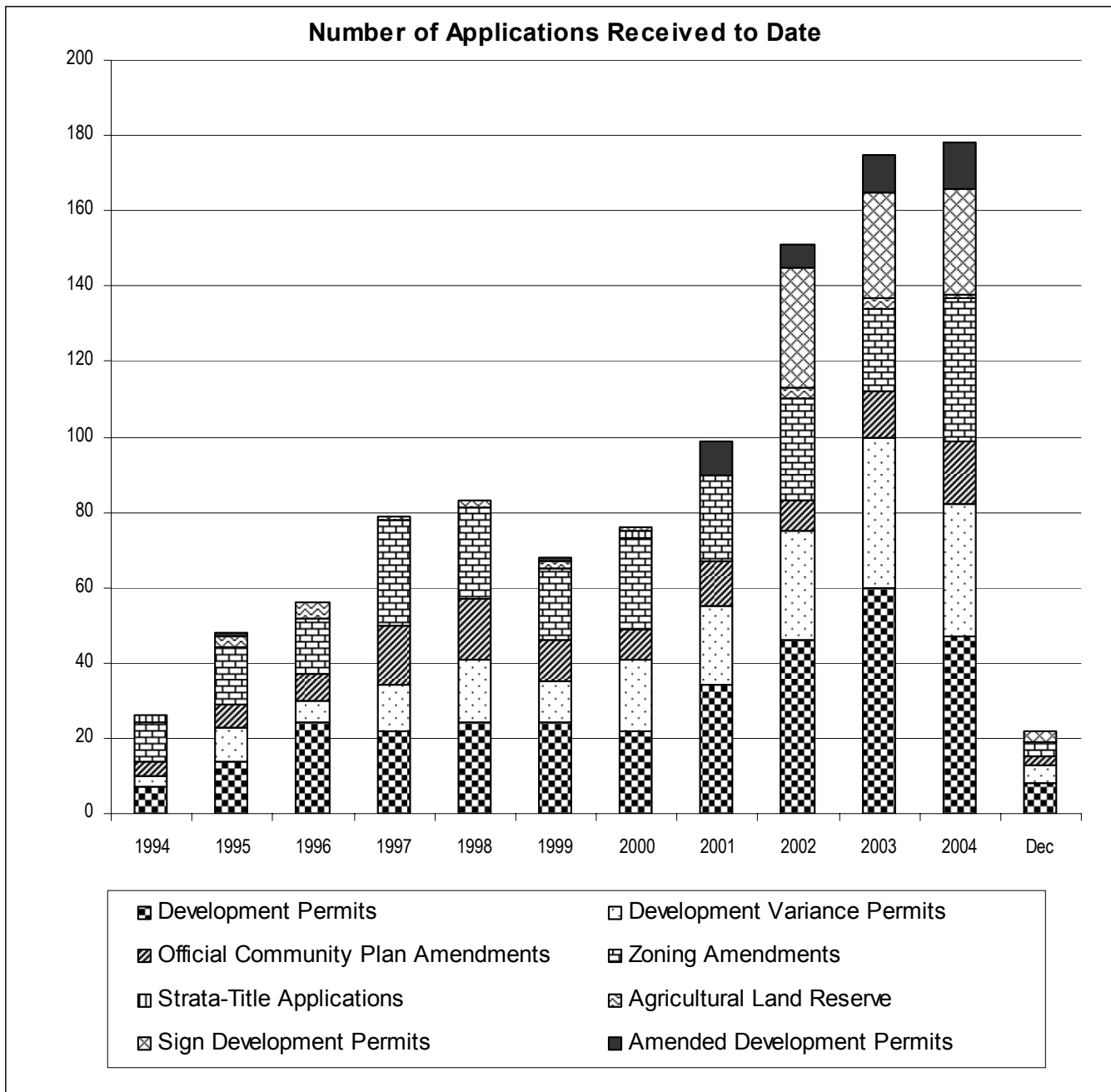
<b>Revenue July to December 2004</b>								
<b>Type of Application</b>	<b>GL Number</b>	<b>July</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Total Revenue</b>
ALR	11151970-00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Development Permits	11151920-00	\$45,347.82	\$0.00	\$25,302.40	\$18,900.09	\$38,968.13	\$22,972.48	\$261,296.38
Development Variance Permits	11151950-00	\$1,065.00	\$0.00*	\$3,260.00	\$0.00	\$1,130.00	\$6,250.00	\$30,920.00
Rezoning Applications	11151940-00	\$11,443.99	\$16,897.61	\$23,588.08	\$2,441.28	\$26,727.26	\$12,057.94	\$167,845.24
Public Hearing Fees	11151900-00	\$2,800.00	\$7,000.00	\$9,366.26	\$1,400.00	\$4,200.00	\$4,200.00	\$45,766.26
<b>Total</b>		\$60,656.81	\$35,583.95	\$61,516.74	\$22,741.37	\$71,025.39	\$45,480.42	\$525,766.43



**Glen Lake trails & boardwalk**



**Welcome Sign - Downtown Langford**



Rob Buchan, MCIP  
**City Planner**

Matthew Baldwin, MCIP  
**Planner**

Jane Evans  
**Planning Technician**

Alison Myerscough  
**Planning Technician**

Trina Cruikshank  
**Planning Assistant**

Sharon Jensen  
**Planning Secretary**

Iain Bourhill  
**Planning Technician**

**CITY OF LANGFORD -  
BUILDING INSPECTION DEPT.  
Monthly Report to December 31, 2004  
File No. 0650-20 (Building)**

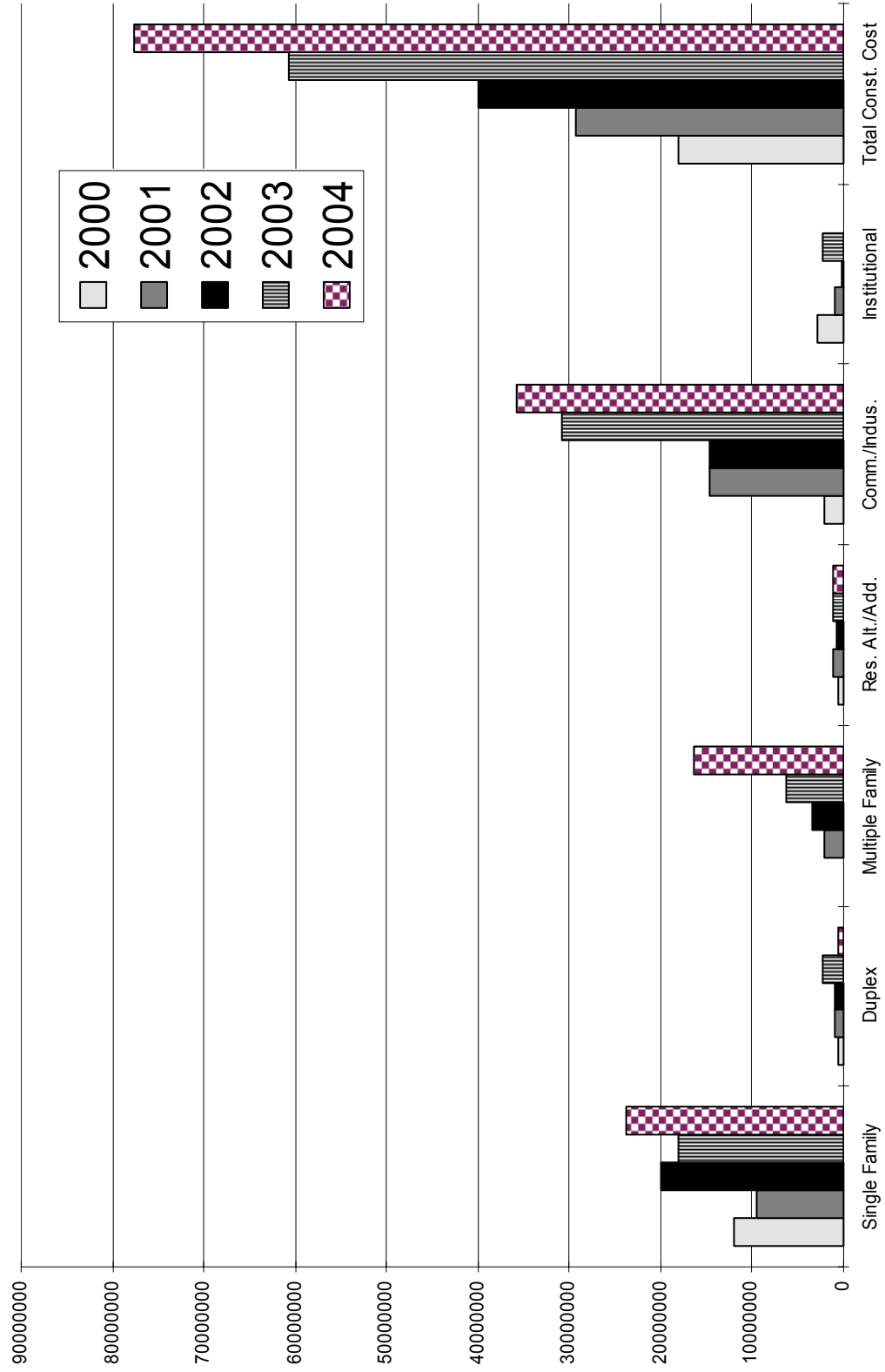
PERMITS	Dec. 2004	Dec. 2003	YEAR TO DATE 2004	YEAR TO DATE 2003
<b>Single Family Dwelling # of Units</b>	9	10	186	153
Construction Cost	\$1,290,012.00	\$1,159,705.00	\$23,785,582.00	\$16,355,830.00
Permit Fee	\$18,858.00	\$17,427.00	\$356,761.00	\$252,742.00
<b>Duplex - No. of Units</b>	---	---	13	16
Construction Cost	---	---	\$613,415.00	\$2,122,655.00
Permit Fee	---	---	\$8,603.00	\$31,887.00
<b>Multiple Family Dwelling</b>	16	---	215	63
Construction Cost	\$1,917,280.00	---	\$16,334,325.00	\$5,820,000.00
Permit Fee	\$22,834.00	---	\$169,307.00	\$65,933.00
<b>Residential Additions/Alterations No. of Permits</b>	3	2	89	74
Construction Cost	\$69,000.00	\$31,460.00	\$1,135,080.00	\$1,108,625.00
Permit Fee	\$942.00	\$475.00	\$19,558.00	\$20,421.00
<b>Commercial/Industrial</b>	4	3	47	38
Construction Cost	\$5,037,000.00	\$310,000.00	\$35,680,490.00	\$29,595,718.00
Permit Fee	\$27,591.00	\$3,844.00	\$214,587.00	\$266,735.00
<b>Institutional - No. of Permits</b>	---	---	1	2
Construction Cost	---	---	\$86,400.00	\$2,245,433.00
Permit Fee	---	---	\$1,082.00	\$24,471.00
<b>Plumbing - No. of Permits</b>	13	10	200	104
Permit Fee	\$1,706.00	\$4,415.00	\$18,024.00	\$11,840.00
<b>Chimney - No. of Permits</b>	11	15	146	100
Permit Fee	\$390.00	\$375.00	\$5,770.00	\$10,865.00
<b>TOTAL YEAR TO DATE □ 2004</b>		<b>TOTAL YEAR TO DATE □ 2003</b>		
<b>Construction Cost</b>	<b>Permit Fees</b>	<b>Construction Cost</b>	<b>Permit Fee</b>	
\$77,635,292.00	\$793,692.00	\$57,248,261.00	\$684,894.00	

Secondary Suites = 35 for 2003 (to Dec. 31<sup>st</sup>) / 58 for 2004



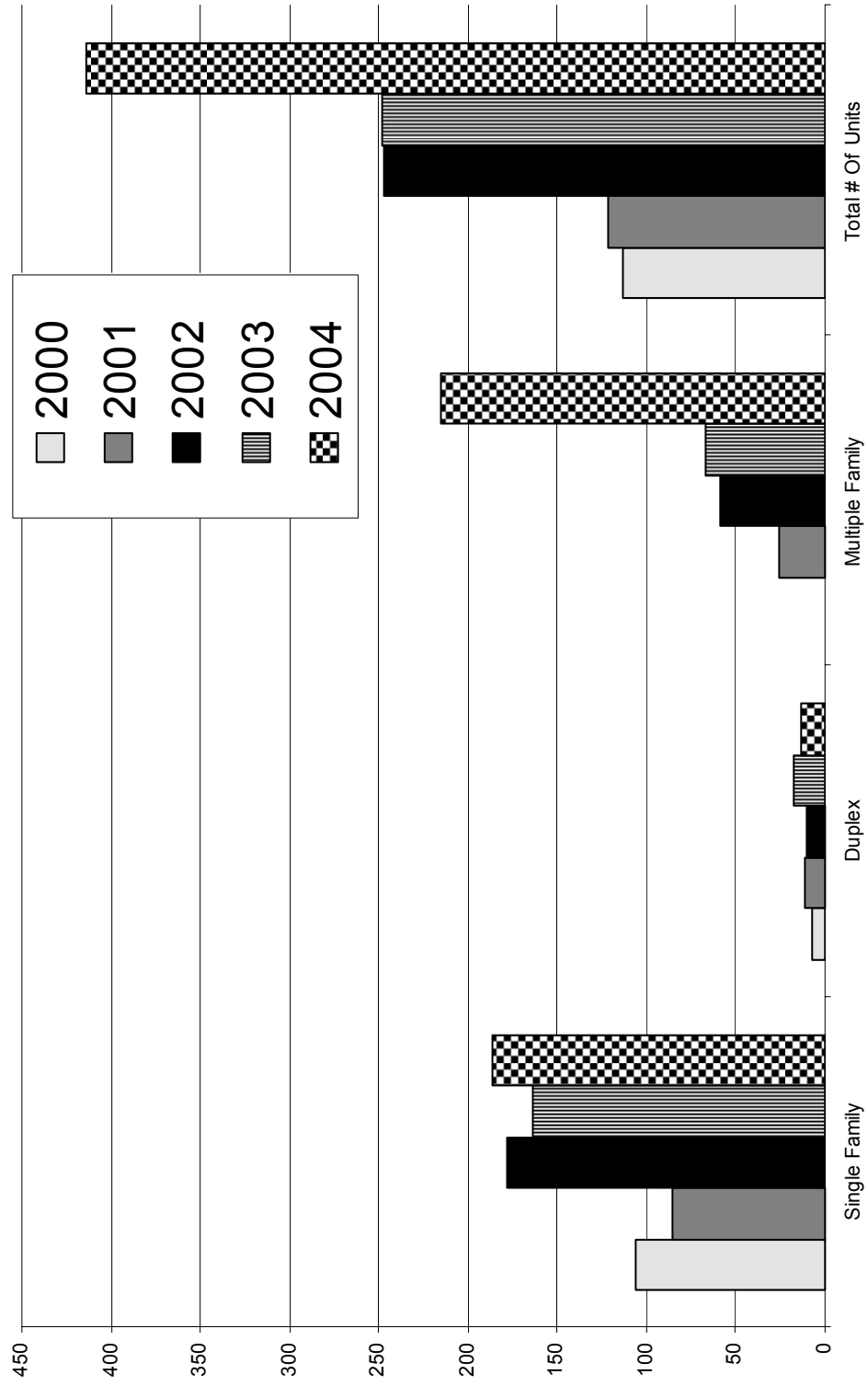
# City of Langford

## Construction Costs To Dec. 31, 2004



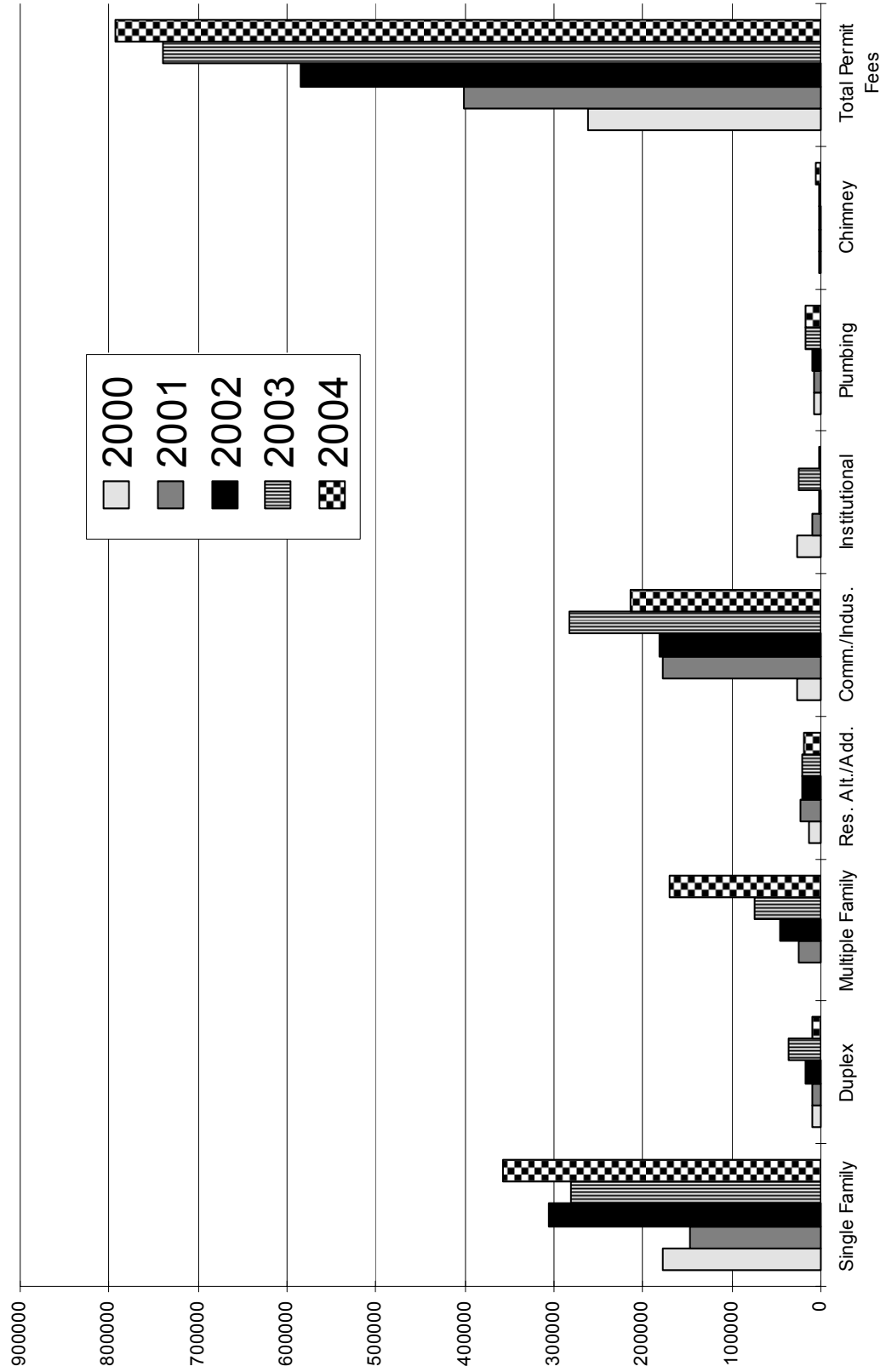
# City of Langford

## Number of Units To Dec. 31, 2004



# City of Langford

## Permit Fees To Dec. 31, 2004



# 2004 Langford Fire Rescue Facts

## SUMMARY

Land Area	4,146 hectares
City Population	21,000 approx
Fire Operations Budget	\$800,000 approx
Fire Stations	3
Fire Suppression Personnel	56
Fire Suppression Staff	5
Volunteers	51
Admin. Staff	2
Dispatch Operators	6

## INDIVIDUAL STATION COMPLIMENT STATUS

as at December 31, 2004

### STATION NO. 1

Total Compliment 28  
Filled Positions 30

### STATION NO. 2

Total Compliment 12  
Filled Positions 15

### STATION NO. 3

Total Compliment 12  
Filled Positions 11



Happy Valley School Fire- Oct., 2004



Rope Rescue - Goldstream Park- June, 2004



LeQuesne Rd Structure Fire- April, 2004

## LANGFORD FIRE DEPARTMENT ACTIVITY

	<u>2004</u>	<u>2003</u>	<u>2002</u>
<b>TOTAL CALLS:</b>	<b>886</b>	<b>796</b>	<b>668</b>
Alarm Bells:	83	54	31
False Alarms:	22	19	23
Fire Calls:	114	119	117
Medical First Response:	305	189	116
Motor Vehicle Accidents:	156	122	117
Public / BC Ambulance Assists:	24	22	34
Miscellaneous Calls:	66	72	93
Natural Gas Leaks:	16	8	14
Open Burning Complaints:	52	131	81
Incinerators:	1	4	4
Smoke Sightings:	43	51	37
Search / Rescue	4	5	1



# City of Langford Approving Officer's Annual Report 2004 Subdivision

File Number: 0645-20-A

## Subdivision Applications

### ***Subdivision Applications received:***

<b>Address</b>	<b>Lot(s)</b>	<b>Address</b>	<b>Lot(s)</b>
2206 Millstream Road	1	2210 Millstream Road	6
3691 Happy Valley Road	60	Village II Hedgestone Pl	14
Phase 6 Nicklaus Drive	27	607 Hoffman Avenue	1
1040 Dunford Avenue	1	2114 Gourman Avenue	1
Bear Mountain Phase 7	85	2666, 2672 & 2674 Deville Rd	20
2945 Jacklin Road & 845 Attree Avenue	1	2187 Bellamy Road	5
3256, 3248 & 3250 Happy Valley Road	15	2998 Leigh Road	1
614 Strandlund Avenue	2	2156 Millstream (Eagleridge Ph 3, 4 & 4B)	15
3691 Happy Valley Ph 2	40	3188 Jacklin Road	5
Goldstream Meadows	9	820 Arncote Avenue	1
533 Atkins Avenue	1		

**Total Lots Received = 311**

### ***Statement of Conditions issued:***

<b>Address</b>	<b>Lot(s)</b>	<b>Address</b>	<b>Lot(s)</b>
2513 Duncan Place	3	820 Arncote Avenue	1
2747 Winster Road	0	721 Station Avenue	0
2080 Millstream (Bear Mtn Ph 5)	35	525 Leckfield	1
2156 Millstream (Eagleridge Ph 3, 4A & 4B)	53	2206 Millstream Road	1
2210 Millstream Road	6	Phase 6 – Nicklaus Drive	27
2114 Gourman Road	1	Phase 7 – Bear Mtn	85
2945 Jacklin & 845 Attree Avenue	1	2187 Bellamy Road	5
3224 Happy Valley Road	5	2668 Sooke Road	0
3256, 3248 & 3250 Happy Valley Road	15	2998 Leigh Road	1
614 Strandlund Avenue	2	582 Goldstream Avenue	1

**Total Lots Issued SoCs = 243**



## Subdivision Applications Continued

### ***Subdivision Approvals issued:***

<b>Address</b>	<b>Lot(s)</b>	<b>Address</b>	<b>Lot(s)</b>
1551 Sawyer Street	1	895 Station Avenue	1
3482 Sunheights	18	2642 Selwyn Road	8
590 Hansen Road	1	Bear Mtn – Village 1	8
686 Goldie Avenue	1	2373 Bellamy Road	1
SP2725 & SP1832 Crystalview Drive	5	Common Property – SP2725	1
637 Peacock Place	6	595 Langvista Drive	41
600, 604 & 606 Atkins Avenue	20	2110 Gourman – Common Property	2
2669 Selwyn Road	3	628 Atkins Avenue	3
525 Leckfield Avenue	1	607 Hoffman Avenue	1
2187 Bellamy Road	1	3256, 3248 & 3250 Happy Valley Road	1
595 Langvista Drive	41	2154 Millstream Road (Ph 2 Eagleridge)	21
Ph 1 – 2645 Citation	2	Goldstream Meadows	9

**Total Lots Approved = 197**

### **Other Activity for 2004**

<b><u>Soil Deposit/Removal</u></b>	<b><u>Boundary Adjustments</u></b>
<ol style="list-style-type: none"> <li>1. 643 Latoria Road (Deposition)</li> <li>2. 1024 Englewood (Deposition)</li> <li>3. 2792 Lakeshore Place (Deposition)</li> <li>4. 755 Goldstream Avenue (Removal)</li> <li>5. 3146 Glen Lake Road (Deposition)</li> <li>6. 2829 Peatt Road (Removal)</li> <li>7. 2698 Secretariat Way (Deposition)</li> <li>8. 3691 Happy Valley Road (Deposition)</li> <li>9. 3382 Luxton Road (Deposition)</li> <li>10. 790 McCallum Road (Deposition &amp; Removal)</li> <li>11. 2645 Citation Road (Deposition x 2 &amp; Removal)</li> <li>12. 2677 Sooke Road (Deposition)</li> <li>13. 3174 Glen Lake Road (Deposition)</li> <li>14. Millstream Village (Removal)</li> </ol>	<ol style="list-style-type: none"> <li>1. 1220 &amp; 1222 Goldstream</li> <li>2. 2945 Jacklin Road &amp; 845 Attree Avenue</li> <li>3. 2668 Sooke Road</li> </ol>

<b>Applications 2004</b>			
Application / Permit	Received	Approved	Active Files
Subdivision Applications - Statement of Conditions issued	21 (311 lots)	24 (197 lots) 20 (243 lots)	65 (913 lots)
Soil Deposit/Removal	17	17	10
Boundary Adjustments	3		

<b><i>New Roads created in 2004</i></b>			
<b>Public Roads:</b>	<b>KM</b>	<b>Private Roads:</b>	<b>KM</b>
Horizon Terrace	220 m	Kestrel Ridge	118 m
Cornerstone Terrace	105 m	Auburn Court	97.39 m
Natures Gate	NC	Arbour Lane	55 m
Deerview Place	NC	Bearspaw Plateau	NC
Quails Run	NC	Red Alder Court	178 m
Timber View	NC	Bullen Court	
Goldeneye Way	185 m		
Harrier Way	85 m		
Gannet Court	110 m		
Kingbird Drive	110 m		
Hawk Place	750 m		
Pintail Place	105 m		
Longspur Drive	115 m		
<b>Total</b>	<b>1.785Km</b>	<b>Total</b>	<b>0.44839 Km</b>
<b>Total = Km</b> (4% increase in road inventory for 2002-2003) ** NC – not constructed			

## 2004 Fees / Revenue Application Fees

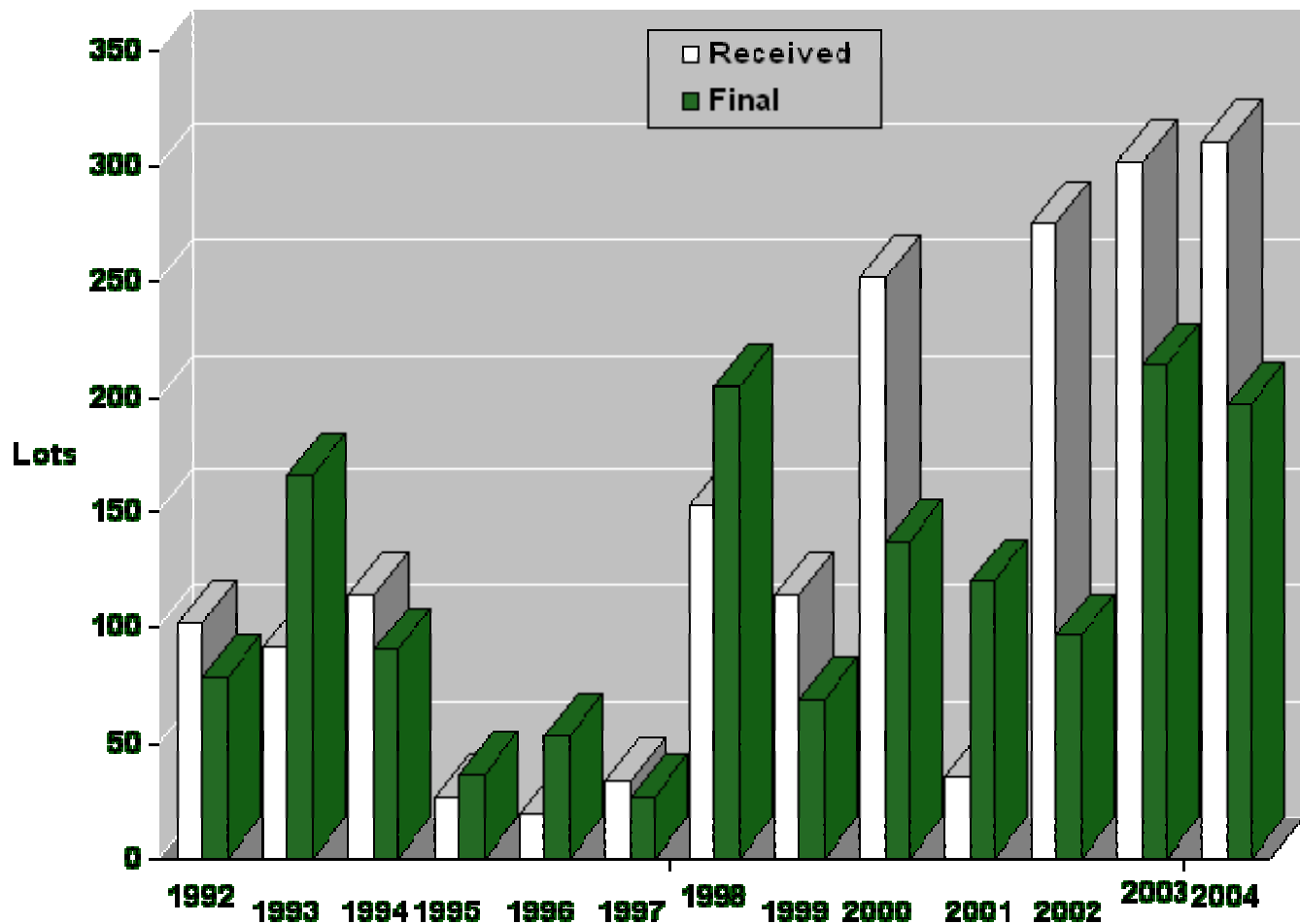
<b>Subdivisions</b>	Statement of Conditions	107,900	
	2% Construction Fee	107,600	
	Application for Final	62,000	
	DCC Road	445,300	
	DCC Storm	144,100	
	DCC Park	376,100	
	Amenity / Park Cash in Lieu	76,500	
	<b>Total Fees/Revenue Received:</b>		<b>\$1,319,500</b>
	Park Donated	5.2672 Ha	
<b>Boundary Adjustment</b>			<b>4,250.00</b>
<b>Street Light Cash-in-Lieu</b>			<b>15,000.00</b>
<b>Sidewalk Donations</b>			<b>37,800.00</b>
<b>CRD Water Department DCC</b>			<b>282,877.00</b>
<b>School Acquisition Charges</b>			<b>138,902.00</b>



**Lavender Festival**



**Goldstream Avenue**



Respectfully submitted,

Suzette Chapman  
Engineering Secretary

Rachael Sansom  
Subdivision Coordinator

Victor Chen  
Chief Engineering Technologist

Michael Baxter, P.Eng.  
Approving Officer

/sc

# Administration Department

<b>1. Council Meetings:</b>	<b><u>Number</u></b>
➤ Regular Council Meetings	21
➤ Special Council Meetings	7
➤ Special 'In Camera'	23
➤ Committee of the Whole	1
<b>2. Committee Meetings:</b>	
➤ Planning and Zoning	13
➤ Protective Services	8
➤ Transportation & Public Works	10
➤ Administration & Finance	8
➤ Parks & Recreation	6
➤ Beautification & Festival Committee	4
<b>3. Bylaws:</b>	
➤ Adopted in 2004	79
➤ Started in 2004	92
<b>Types of Bylaws:</b>	
➤ OCP Amendments	9
➤ Zoning Amendments	19
➤ Public Hearings	33
➤ Financial	22
➤ Regulatory Amendments	17
➤ Sewer	5
➤ Other	1



**4. Personnel:**

- 53 active working employees at December 31<sup>st</sup>, 2004
- 2 employees on Long Term Disability
- 2 employees on Maternity Leave
- 10 positions recruited in 2004

**5. Property Purchases:**

- Happy Valley/Sooke Road Fire Hall No. 2 site, \$300,000
- 2765 Spencer Road - \$200,000

**6. Property Dispositions:**

- Lot F amenity McCallum Hotel site sold to Starwood Holdings - \$700,000



**Langford City Hall**



**Goldstream Beautification**

**CITY OF LANGFORD**  
**2<sup>nd</sup> Floor, 877 Goldstream Ave.**  
**Victoria, BC**  
**V9B 2X8**



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

<b>BYLAW ENFORCEMENT ISSUES - DISTRICT OF LANGFORD</b> <b>2004 YEAR TO DATE – December 2004</b>			
	<b>2004</b>	<b>2003</b>	<b>2002</b>
Complaints received	474	346	238
Complaints not verifiable	1	5	5
Complaints investigated & Resolved - No file open	376	234	95
False Alarm Dispatches (RCMP)	305	310	446
Files opened (including reopen of previous files)	51	63	95
Files closed	29	43	96
Violation notices (warnings) issued	271	159	132
MTI tickets issued (not including ACO)	34	26	54
MTI tickets canceled	1	5	6
MTI tickets paid	25	19	24
MTI tickets disputed	3	1	3
Convicted	2	5	3
Acquitted	1	0	1

# CRD Bylaw Services Division

## Shelter Services Summary for 2004

### COMPLAINTS

	<i>Langford</i>
Livestock	8
Cats	24
Dogs - Livestock Harassment	<del>0</del>
Dogs - At Large	259
Dogs - Biting	22
Dogs - Barking	77
Miscellaneous	18
<b>Total Complaints:</b>	<b>408</b>

### ENFORCEMENT ACTIONS

Impounds - Cats	43
Impounds - Dogs	127
Impounds - Livestock	3
Impounds - Other	1
<b>Total Impound/Tickets:</b>	<b>174</b>

### RETURNS - DOGS

Adopted	8
Euthanized	1
Returned to Owner	113
<b>Total Returns - Dogs:</b>	<b>122</b>

### RETURNS - CATS

Adopted	9
Euthanized	12
Returned to Owner	1
<b>Total Returns - Cats:</b>	<b>22</b>

# R.C.M.P. Operational Statistics 2004

R.C.M. POLICE OPERATIONAL STATISTICS REPORTING SYSTEM													PAGE		
SUMMARIZED MAYOR'S REPORT													PERIOD 2004 M12		
DIV 'E'		S/DIV 'L'		JUR E6698 LANGFORD MUN DETACHMENT										UNIT	ZONE
-----															
PREVIOUS PERIOD													CURRENT PERIOD		
ASSIST RPTD	RPTD	ACTUAL	CHGE	CLEARED OTH	%CLR	ASSIST RPTD	RPTD	ACTUAL	CHGE	CLEARED OTH	%CLR				
CRIMINAL CODE															
5	28	27	8	3	41	104	23	20	9	5	70				
20	100	97	10	6	16	20	114	113	8	4	11				
4	115	112	11	9	18	3	117	116	14	15	25				
29	243	236	29	18	20	127	254	249	31	24	22				
TOTAL CRIMINAL CODE															
FEDERAL															
3	2	2	1		50	4	4	4			65				
	19	19	1	5	32	2	20	20	4	9					
3	21	21	2	5	33	6	24	24	4	9	54				
TOTAL FEDERAL															
PROVINCIAL															
6	8	7				3	12	12			59				
	28	28	6	8	50		22	22	3	10					
1	112	112	64	6	63	2	134	133	56	5	46				
7	148	147	70	14	57	5	168	167	59	15	44				
TOTAL PROVINCIAL															
MUNICIPAL															
	16	16		1	6	1	18	18		2	11				
	16	16		1	6	1	18	18		2	11				
TOTAL MUNICIPAL															
TRAFFIC															
5	79	77	4	1	6	7	100	96	6	1	7				
COLLISIONS & TRAFFIC															
		17						24							
5	79	94	4	1	5	7	100	120	6	1	6				
PERSONS INJURED															
TOTAL TRAFFIC															
44	507	514	105	39	28	146	564	578	100	51	26				
GRAND TOTAL															

## TRAFFIC ACTIVITY REPORT

**MUNICIPALITY: Langford**

**MONTH: DECEMBER 2004**

	2004		2003		2002		2001	
Collision Information	Month Total	Year Total	Month Total	Year Total	Month Total	Year Total	Month Total	Year Total
Fatal	0	2	0	0	0	0	0	3
Injury	15	144	10	121	48	124	8	97
Property Damage Over \$1000	32	320	25	284	26	307	25	258
Property Damage Under \$1000	12	123	7	87	2	59	5	54
Hit and Run	11	164	12	127	11	123	11	100
Alcohol Involved MVA	4	21	4	24	1	24	0	22
Impaired Drivers	4	43	3	43	4	34	1	46
C.C. Traffic	0	9	0	12	3	15	0	17
Prohibited Drivers	2	22	2	16	1	42	1	46
24 Hour Prohibitions	12	116	5	110	9	124	613	181
Moving Violations	78	1315	71	1002	37	1154	146	2426
Non Moving Violations	28	367	13	212	13	300	44	536
Traffic Notices/Warnings	23	475	41	508	7	385	130	1191
Parking Violations	5	82	6	76	9	115	2	66



**BREAK AND ENTER COMPARISON TO PREVIOUS YEARS:**

<b>b</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
JAN	43	28	29	34	14
FEB	24	21	25	25	26
MAR	40	37	27	21	20
APR	33	30	35	15	35
MAY	24	24	14	26	18
JUN	32	11	16	21	19
JUL	27	14	21	25	28
AUG	27	22	33	24	21
SEP	24	22	43	26	22
OCT	33	17	40	14	27
NOV	30	20	25	25	21
DEC	32	24	28	20	38
TOTALS:	366	369	270	336	289

**THEFTS FROM VEHICLES:**

During the month of December, 2004 there were seventy seven (77) theft from vehicles complaints in the West Shore Detachment area:

Langford 29  
Colwood 22  
View Royal 08  
Metchosin 16  
Highlands 00  
Songhees 00  
Esquimalt R. 00

The following are the number of reported thefts from vehicles during December, 2004, in comparison to previous years.

	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
JAN	47	88	29	46	34
FEB	84	76	39	73	60
MAR	72	66	44	62	47
APR	70	66	46	50	42
MAY	70	38	68	41	54
JUN	45	44	81	40	44
JUL	48	37	59	28	47
AUG	29	56	76	55	62
SEPT	37	36	61	50	55
OCT	35	40	68	64	57
NOV	65	33	46	65	96
DEC	62	25	30	42	77
TOTALS:	664	605	647	616	675

# GUARD ROOM STATISTICS

MONTH ENDING: DECEMBER '04

MONTH							
Municipality	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
Langford	9	12	—	7	—	28	35
Colwood	10	6	—	1	—	17	22
View Royal	10	7	—	3	—	20	25
Provincial	5	4	—	5	—	14	18
Totals	34	29	—	16	—	79	100

MONTH					
Male	Female	VOM	VOF	Total	% of Total
21	4	2	1	28	35
13	2	2	—	17	22
18	2	—	—	20	25
9	2	2	1	14	18
61	10	6	2	79	100

YEAR TO DATE							
Municipality	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
Langford	230	90	1	116	7	454	53
Colwood	75	33	1	28	1	138	16
View Royal	80	26	—	35	1	142	16
Provincial	43	52	—	28	4	127	15
Totals	428	211	2	207	13	861	100

YEAR TO DATE					
Male	Female	VOM	VOF	Total	% of Total
334	60	44	16	454	53
95	20	21	2	138	16
107	22	12	1	142	16
99	19	7	2	127	15
635	121	84	21	861	100

MONTH							
Watch	DIPP	Court	Jail	PTA	Other PD	Total	% of Total
A	14	4	—	5	—	23	29
B	11	7	—	4	—	22	28
C	6	11	—	3	—	20	25
D	3	7	—	3	—	13	16
SCU	—	—	—	—	—	—	—
OTHER	—	—	—	1	—	1	2
TOTALS	34	29	—	16	—	79	100

YEAR TO DATE						
DIPP	Court	Jail	PTA	Other PD	TOTAL	% of Total
140	30	—	46	4	220	26
81	44	—	33	3	161	19
144	38	1	52	3	238	28
55	58	1	50	2	165	19
—	10	—	18	—	28	1
9	31	—	8	1	49	7
428	211	2	207	13	861	100

	Month	YTD
Guard Hours	531	6031
Matron Hours	—	—
Meals	41	439
Recoverable Meals	—	—

GUARDROOM STATISTICS  
3 YR. PERIOD - ENDING 2004

	2004	%	2003	%	2002	%
TOTAL PRISONERS :	861	100	815	100	771	100
LANGFORD	454	53	456	56	403	52
COLWOOD	138	16	124	15	131	17
VIEW ROYAL	142	16	138	17	163	21
PROVINCIAL	127	15	97	12	74	10
A WATCH	220	26	170	21	179	23
B WATCH	161	19	199	24	163	21
C WATCH	238	28	188	23	153	20
D WATCH	165	19	144	18	159	21
SCU	28	1	52	6	38	6
OTHER	49	7	62	8	76	9
ADULT MALE	635	74	600	74	579	75
ADULT FEMALE	121	14	110	13	85	11
Y.O. MALE	84	10	79	10	84	11
Y.O. FEMALE	21	2	26	3	23	3
GUARD HOURS (Average hrs per prisoner = 7.0 hrs)	6031	—	6180	—	5867	—
MEALS	439	—	403	—	398	—

## 2004 MISCELLANEOUS STATS

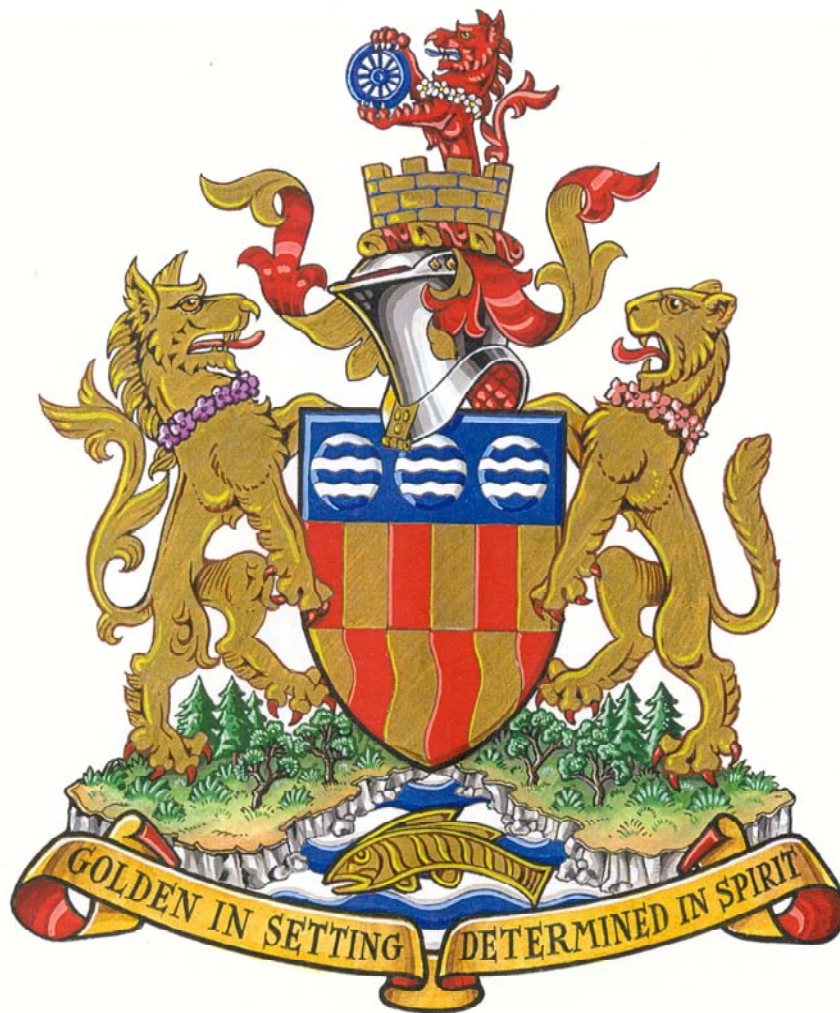
<u>LANGFORD: 454 PRISONERS</u>		<u>COLWOOD: 138 PRISONERS</u>	
DIPP	= 51%	DIPP	= 54%
COURT	= 20%	COURT	= 24%
JAIL	= 1%	JAIL	= 1%
PTA	= 25%	PTA	= 20%
OTHER P.D.'s	= 3%	OTHER P.D.'s	= 1%
ADULT MALES	= 74%	ADULT MALES	= 69%
ADULT FEMALES	= 13%	ADULT FEMALES	= 14%
Y.O. MALES	= 10%	Y.O. MALES	= 15%
Y.O. FEMALES	= 3%	Y.O. FEMALES	= 2%

<u>VIEW ROYAL: 142 PRISONERS</u>		<u>PROVINCIAL: 127 PRISONERS</u>	
DIPP	= 56%	DIPP	= 34%
COURT	= 18%	COURT	= 41%
JAIL	= —	JAIL	= —
PTA	= 25%	PTA	= 22%
OTHER P.D.'s	= 1%	OTHER P.D.'s	= 3%
ADULT MALES	= 75%	ADULT MALES	= 78%
ADULT FEMALES	= 15%	ADULT FEMALES	= 15%
Y.O. MALES	= 9%	Y.O. MALES	= 5%
Y.O. FEMALES	= 1%	Y.O. FEMALES	= 2%

<u>A WATCH (220)</u>	<u>B WATCH (161)</u>	<u>C WATCH (238)</u>	<u>D WATCH (165)</u>	<u>OTHER (77)</u>
DIPP = 64%	DIPP = 50%	DIPP = 61%	DIPP = 33%	DIPP = 12%
COURT = 14%	COURT = 27%	COURT = 16%	COURT = 35%	COURT = 53%
JAIL = —	JAIL = —	JAIL = 1%	JAIL = 1%	JAIL = —
PTA = 20%	PTA = 21%	PTA = 21%	PTA = 30%	PTA = 34%
OTHER PD = 2%	OTHER PD = 2%	OTHER PD = 1%	OTHER PD = 1%	OTHER PD = 1%

# **CITY OF LANGFORD**

**British Columbia  
Canada**



**Consolidated Financial Statements**

**Fiscal Year Ended December 31, 2004**



## **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  
Treasurer  
City Engineer  
City Planner  
Fire Chief**

**Geoff Pearce, ACIS, P. Adm.  
Steve Ternent, CGA  
Michael Baxter, P. Eng.  
Rob Buchan, MCIP  
Bob Beckett, MA**

**Auditors  
Solicitors  
Bankers  
Police**

**KPMG  
Lidstone Young Anderson  
Bank of Montreal  
RCMP-West Shore**

# CITY OF LANGFORD

## Audited Consolidated Financial Statements

Year ended December 31, 2004

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E Consolidated Statement of Capital Funds Financial Activities	7
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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 Accounting 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 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](http://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, 2004 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, 2004 and the results of its operations and its cash flows for the year then ended, in accordance with Canadian generally accepted accounting principles.

Chartered Accountants

Victoria, Canada

March 18, 2005



# CITY OF LANGFORD

## Consolidated Statement of Financial Position


## STATEMENT A

December 31, 2004, with comparative figures for 2003

	2004	2003
<b>Financial Assets</b>		
Cash and short-term investments (note 2)	\$ 14,513,601	\$ 3,357,314
Property taxes receivable	778,111	792,712
Accounts receivable	2,687,770	1,438,394
Other assets	189,366	157,597
Municipal Finance Authority of British Columbia debt reserve fund deposits (note 3)	527,595	521,507
<b>Total financial assets</b>	<b>18,696,443</b>	<b>6,267,524</b>
Capital assets (note 4)	95,834,652	87,118,995
<b>Total assets</b>	<b>\$ 114,531,095</b>	<b>\$ 93,386,519</b>
<b>Liabilities</b>		
Accounts payable and accrued liabilities	\$ 3,283,963	\$ 3,786,063
Deferred revenue - development cost charges (note 5)	4,055,086	2,441,846
Prepaid property taxes and licences	161,948	53,490
Deposits	3,895,151	1,733,678
Municipal Finance Authority of British Columbia debt reserve fund deposits (note 3)	527,595	521,507
Capital lease obligations (note 13)	106,696	-
Debt (note 6):		
Short-term	6,480,000	578,000
Long-term	6,472,508	7,006,507
<b>Total liabilities</b>	<b>24,982,947</b>	<b>16,121,091</b>
<b>Municipal Position</b>		
Fund balances:		
Operating Funds (Statement D)	5,677,729	2,140,411
Capital Funds (Statement E)	(4,559,585)	(9,537,813)
Reserve Funds and Accounts (Statement F)	5,654,556	5,128,343
	6,772,700	(2,269,059)
Equity in capital assets	82,775,448	79,534,487
<b>Total municipal position</b>	<b>89,548,148</b>	<b>77,265,428</b>
<b>Total liabilities and municipal position</b>	<b>\$ 114,531,095</b>	<b>\$ 93,386,519</b>

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, 2004, with comparative figures for 2003

	Budget	2004	2003
<b>Revenue:</b>			
Net taxes available for municipal purposes (note 7)	\$ 11,262,880	\$ 11,259,718	\$ 9,888,100
Utility charges	270,000	237,514	286,455
Interest	124,200	116,328	128,893
Fines and penalties	165,000	175,848	171,741
Government transfers (note 8)	1,549,867	1,267,748	1,315,224
Commercial leasing	140,300	143,450	137,235
Other	1,329,398	6,127,293	2,147,943
Licences and permits	1,567,700	1,958,925	1,571,838
Proceeds from sale of capital assets	885,275	911,831	388,376
Developer and property owner contributions	984,395	3,242,409	4,006,934
Development cost charges revenue	1,455,180	900,671	885,899
Casino revenue	850,000	1,017,659	916,012
Actuarial adjustment on debt	-	141,141	83,196
	20,584,195	27,500,535	21,927,846
<b>Expenditure:</b>			
General government services:			
Legislative	233,000	119,600	95,073
Administrative	1,284,000	1,835,384	1,237,658
Other	288,600	266,849	241,724
	1,805,600	2,221,833	1,574,455
Protective services:			
Police and bylaw enforcement	3,427,111	3,244,226	3,157,486
Fire protection and emergency response	2,218,566	1,662,399	1,308,802
Building inspection and other	540,941	519,759	488,450
	6,186,618	5,426,384	4,954,738
Engineering and public works:			
Common services	300,900	521,741	328,021
Subdivision services	317,000	204,109	163,743
Roads, streets and storm drainage	4,589,510	5,891,723	6,043,968
	5,207,410	6,617,573	6,535,732
Community services:			
Environmental and development services	485,000	498,763	611,796
Recreation and cultural services	7,169,239	6,727,550	9,112,135
West Shore Parks and Recreation (note 12)	-	19,600	-
	7,654,239	7,245,913	9,723,931
Utility and enterprise services:			
Sewer infrastructure	6,052,700	1,799,118	5,401,974
Sewer maintenance	228,900	223,638	216,870
Debt interest payments	882,700	395,351	395,351
	7,164,300	2,418,107	6,014,195
	28,018,167	23,929,810	28,803,051
Excess (deficiency) of revenue over expenditure	(7,433,972)	3,570,725	(6,875,205)
Debenture borrowings	6,491,255	6,460,092	-
Debt principal repayments	(1,150,000)	(876,772)	(425,378)
Actuarial adjustment on debt	-	(141,141)	(83,196)
Change in fund balances	(2,092,717)	9,012,904	(7,383,779)
Balance, beginning of year	5,618,000	(2,269,059)	4,814,917
Proportionate share of West Shore opening balances (note 12)	-	28,855	299,803
Balance, end of year	\$ 3,525,283	\$ 6,772,700	\$ (2,269,059)

See accompanying notes to consolidated financial statements.



# CITY OF LANGFORD

## Consolidated Statement of Changes in Financial Position

## STATEMENT C

Year ended December 31, 2004, with comparative figures for 2003

	2004	2003
Cash provided by (used in):		
Operating activities:		
Excess (deficiency) of revenue over expenditure	\$ 3,570,725	\$ (6,875,205)
Decrease in taxes receivable	14,601	64,832
Increase in accounts receivable	(1,249,376)	(499,864)
Increase in other assets	(31,769)	(19,122)
Increase (decrease) in accounts payable	(502,100)	1,232,047
Increase in prepaid property taxes and licenses	108,458	10,577
Increase in deferred revenue - development cost charges	1,613,240	529,214
Increase in deposits	2,161,473	701,981
	5,685,252	(4,855,540)
Financing activities:		
Increase in capital lease obligation	106,696	-
Increase in short-term debt	5,902,000	-
Decrease in long-term debt	(533,999)	(508,570)
Actuarial adjustment on debt	(32,517)	-
	5,442,180	(508,570)
Increase (decrease) in cash and short-term investments	11,127,432	(5,364,110)
Cash and short-term investments, beginning of year	3,357,314	8,421,621
Proportionate share of West Shore opening balances (note 12)	28,855	299,803
Cash and short-term investments, end of year	\$ 14,513,601	\$ 3,357,314

See accompanying notes to consolidated financial statements.

# CITY OF LANGFORD

## Consolidated Statement of Operating Funds Financial Activities

## STATEMENT D

Year ended December 31, 2004, with comparative figures for 2003

	Budget	2004	2003
<b>Revenue:</b>			
Net taxes available for municipal purposes	\$ 11,037,880	\$ 10,935,946	\$ 9,784,287
Utility charges	270,000	237,514	286,455
Interest	124,200	7,068	8,323
Fines and penalties	165,000	175,848	171,741
Government transfers (note 8)	333,200	741,266	565,895
Commercial leasing	140,300	143,450	137,235
Licences and permits	1,567,700	1,958,925	1,571,838
Casino revenue	384,000	297,933	77,262
Other	929,398	6,127,293	2,144,474
	14,951,678	20,625,243	14,747,510
<b>Expenditure:</b>			
General government services:			
Legislative	233,000	119,600	95,076
Administrative	886,000	973,374	851,369
Other	288,600	266,849	241,724
	1,407,600	1,359,823	1,188,169
Protective services:			
Police and bylaw enforcement	3,375,836	3,212,763	3,157,486
Fire protection and emergency response	1,132,585	1,150,555	1,103,251
Building inspection and other	529,441	503,805	462,802
	5,037,862	4,867,123	4,723,539
Engineering and public works:			
Common services	262,900	480,135	293,659
Subdivision services	317,000	204,109	163,743
Roads, streets and storm drainage	2,327,835	1,763,188	1,651,458
	2,907,735	2,447,432	2,108,860
Community services:			
Environmental and development services	480,000	493,176	606,859
Recreation and cultural services	3,339,309	4,840,961	3,872,654
	3,819,309	5,334,137	4,479,513
Utility and enterprise services:			
Sewer maintenance	228,900	223,638	216,870
Other	882,700	395,351	395,351
	1,111,600	618,989	612,221
	14,284,106	14,627,504	13,112,302
Excess of revenue over expenditure	667,572	5,997,739	1,635,208
<b>Net interfund transfers:</b>			
To General Capital Fund	-	(550,282)	(502,724)
To Reserve Funds	(422,564)	(771,819)	(115,064)
To Sewer Capital	-	(693,352)	(103,320)
Debt principal payments	(1,150,000)	(876,772)	(425,376)
From (to) Reserve Accounts	125,000	422,549	(403,090)
From surplus	325,000	325,000	275,000
	(1,122,564)	(2,144,676)	(1,274,574)
Change in fund balances	(454,992)	3,853,063	360,634
Balance, beginning of year	1,910,000	2,140,411	2,006,244
Surplus appropriated	(325,000)	(325,000)	(275,000)
Proportionate share of West Shore opening balances (note 12)	-	9,255	48,533
Balance, end of year	\$ 1,130,008	\$ 5,677,729	\$ 2,140,411

See accompanying notes to consolidated financial statements.

# CITY OF LANGFORD

## Consolidated Statement of Capital Funds Financial Activities

## STATEMENT E

Year ended December 31, 2004, with comparative figures for 2003

	Budget	2004	2003
Revenue:			
Government transfers (note 8)	\$ 1,216,667	\$ 526,482	\$ 749,329
Developer and property owner contributions	984,395	3,025,606	3,859,971
Proceeds from sale of capital assets	1,282,275	13,513	8,305
Interest	-	-	6,500
Taxation	225,000	323,772	103,813
Development cost charges revenue (note 5)	1,455,180	900,671	885,899
Actuarial adjustment on debt	-	141,141	83,196
	5,163,517	4,931,185	5,697,013
Expenditure:			
Capital assets:			
General government services:			
Administrative	398,000	862,010	386,289
Protective services:			
Police and bylaw enforcement	51,275	31,463	-
Fire protection and emergency response	1,085,981	511,844	205,551
Building inspection and other	11,500	15,954	25,648
	1,148,756	559,261	231,199
Engineering and public works:			
Common services	38,000	41,606	34,362
Roads, streets and storm drainage	2,261,675	4,128,535	4,392,510
	2,299,675	4,170,141	4,426,872
Community services:			
Environmental development services	5,000	5,587	4,937
Recreation and cultural services	3,829,930	1,886,590	5,239,479
West Shore Parks and Recreation (note 12)	-	19,600	-
	3,834,930	1,911,777	5,244,416
Utility and enterprise services:			
Sewer infrastructure	6,052,700	1,799,118	5,401,974
	13,734,061	9,302,307	15,690,750
Excess of expenditure over revenue	(8,570,544)	(4,371,122)	(9,993,737)
Net interfund transfers:			
From Operating Funds	11,008	1,243,634	606,043
From Reserve Funds	2,068,281	1,767,165	1,962,341
Debtenture borrowings	6,491,255	6,460,092	-
Actuarial adjustment on debt	-	(141,141)	(83,196)
	8,570,544	9,329,750	2,485,188
Change in fund balance	-	4,958,628	(7,508,549)
Balance, beginning of year	(772,000)	(9,537,813)	(2,029,264)
Proportionate share of West Shore opening balances	-	19,600	-
Balance, end of year	\$ (772,000)	\$ (4,559,585)	\$ (9,537,813)

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, 2004, with comparative figures for 2003

	Budget	2004	2003
Revenue:			
Interest	\$ -	\$ 109,260	\$ 117,539
Developer's contributions	-	216,803	146,963
Casino revenue	466,000	719,726	838,750
Proceeds from sale of capital assets	-	898,318	380,071
Excess of revenue over expenditure	466,000	1,944,107	1,483,323
Net interfund transfers:			
Net transfer from Operating Funds	377,564	726,819	156,775
Transfer to Capital Funds	(2,068,281)	(1,767,164)	(1,622,138)
Transfer to Sewer Capital Fund	-	-	(340,202)
Transfer from Sewer Operating Fund	45,000	45,000	45,000
Transfer from (to) Operating Funds re: Reserve for Future Expenditures	(125,000)	(422,549)	316,378
	(1,770,717)	(1,417,894)	(1,444,187)
Change in balances	(1,304,717)	526,213	39,136
Balance, beginning of year	472,718	5,128,343	4,837,937
Proportionate share of West Shore opening balances (note 12)	-	-	251,270
Balance, end of year	\$ (831,999)	\$ 5,654,556	\$ 5,128,343

### Summary of Reserve Funds and Accounts

Reserve Funds:			
Capital Works and Equipment Reserve	\$ 1,721,158	\$ 1,434,966	
Public Works Reserve	79,571	-	
Parks and Open Space Reserve	983,995	246,457	
Parkland Improvement Reserve	8,045	-	
Sidewalk Capital Reserve	74,077	104,285	
Civic Center Capital Reserve	717,081	402,035	
Equipment Replacement Reserve	775,573	1,095,446	
Police Services Reserve	372,195	562,208	
Seniors' Reserve	38,465	-	
Special Police Capital Reserve	182,198	161,200	
	4,952,358	4,006,597	
Reserve Accounts:			
Reserve for Future Expenditures	739,198	1,121,746	
	\$ 5,691,556	\$ 5,128,343	

See accompanying notes to consolidated financial statements.

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

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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, 2004, the financial statements also reflect the proportionate consolidation of the City's share of the West Shore Parks and Recreation Society. This change has been applied on a prospective basis (note 12).

#### (b) Basis of accounting:

The basis of accounting followed in the consolidated 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.



# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

### 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:

	2004	2003
Short-term investments	\$ 9,078,838	\$ 535,424
Bank deposits	5,434,763	2,821,890
	<u>\$ 14,513,601</u>	<u>\$ 3,357,314</u>

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

### 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, 2004, the total of the Debt Reserve Fund was \$527,595.

### 4. Capital assets:

	2004	2003
Land	\$ 16,876,438	\$ 16,611,538
Building	24,588,744	22,999,539
Sanitary sewer system	19,760,469	17,961,352
Engineering structures	31,547,243	26,117,985
Equipment	3,061,758	3,428,581
	<u>\$ 95,834,652</u>	<u>\$ 87,118,995</u>

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

### 5. Deferred revenue - development cost charges:

This restricted revenue liability represents funds received from developers for capital expenditures. In accordance with the British Columbia Local Government Act, 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 2004:

	Balance December 31, 2003	Interest earned	Collections and other revenue	Expenditures	Balance December 31, 2004
Purpose:					
Parks	\$ 1,101,883	41,082	1,038,766	-	2,181,731
Storm drainage	612,558	14,893	293,484	(719,524)	201,411
Roads	727,405	29,368	1,053,322	(180,801)	1,629,294
Sewers	-	692	42,304	(346)	42,650
Total restricted revenues	\$ 2,441,846	86,035	2,427,876	(900,671)	4,055,086

### 6. Debt:

#### (a) Short-term debt:

The short-term debt is comprised of \$140,000 MFA financing due in 2005, \$330,000 MFA interim financing, \$610,000 MFA interim financing and \$5,400,000 MFA interim financing, all at interest rates equal to Bank of Montreal 30-day banker's acceptance rates.

The City intends to repay the \$140,000 short-term debt in a single payment in 2005. The City intends to convert both the \$330,000 and the \$610,000 short-term debt to long-term debt to be repaid over 15 years. The City intends to convert the \$5,400,000 short-term debt to long term debt to be repaid over 20 years.



# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

### 6. Debt (continued):

#### (b) Long-term debt:

The City issues its debt instruments through the MFA. The amount payable is net of sinking fund balances of \$2,733,848 (2003 - \$2,197,680).

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

		2005	2006	2007	2008	2009
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

#### (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:

	2004	2003
Taxes:		
General purposes	\$ 11,015,741	\$ 9,661,651
Collections for other governments	11,752,239	10,994,928
Revenue in lieu of taxes	67,590	59,841
1% utility taxes	176,387	166,608
	23,011,957	20,883,028
Less taxes on behalf of:		
School authorities	8,538,702	7,856,768
Capital Regional Hospital District	710,138	697,794
Capital Regional District	1,693,311	1,736,246
B.C. Assessment Authority	259,955	247,892
Municipal Finance Authority	504	430
Victoria Regional Transit Authority	520,080	430,594
Revenue in lieu of taxes	29,549	25,204
	11,752,239	10,994,928
Net taxes available for municipal purposes	\$ 11,259,718	\$ 9,888,100

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

### 8. Government transfers:

The following government transfers have been included in revenues:

	2004	2003
Operating transfers:		
Federal	\$ 23,470	\$ 9,303
Provincial	196,476	52,189
Other	521,320	504,403
	741,266	565,895
Capital transfers:		
Provincial	526,482	749,329
	\$ 1,267,748	\$ 1,315,224

### 9. Expenditures by object:

	2004	2003
Salaries, wages and employee benefits	\$ 4,963,810	\$ 3,428,886
Contracted and general services	16,074,229	23,526,505
Land, buildings, materials, goods, supplies and utilities	1,489,280	929,290
Interest and bank charges	759,048	708,607
Other	643,443	209,763
	\$ 23,929,810	\$ 28,803,051

### 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.

# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

### 10. Commitments and contingencies (continued):

#### (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 \$2,638,000.
- (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 2005 is \$1,519,890.
- (iii) The City of Langford, City of Colwood and District 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, 2004 a total of \$10,601,554 had been spent, of which \$5,934,644 is the City of Langford's share.

At December 31, 2004, the following major contracts were incomplete:

	Total amount of contracts	Paid or accrued on contracts to December 31, 2004
Road maintenance	\$ 2,944,426	\$ 2,354,646
Parks and boulevards	2,317,881	834,855
	\$ 5,262,307	\$ 3,189,501



# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

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### 11. 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 pension plan, including investment of the assets and administration of the benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The plan has about 130,000 active members and approximately 45,000 retired members. Active members include approximately 29,000 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, 2003 indicated an unfunded liability of \$789 million for basic pension benefits. The next valuation will be as at December 31, 2006 with results available in 2007. The actuary does not attribute portions of the unfunded liability to individual employers. The City of Langford paid \$189,917 for employer contributions to the plan in fiscal 2004.

### 12. West Shore Parks and Recreation Society acquisition:

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, District of Metchosin 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*. The basis for the valuation of the assets transferred was fair market value, as determined by the BC Assessment Authority through their annual valuation and assessment process. Future improvements are to be 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*. Because the cost sharing formula in the *Members' Agreement* produces slightly different cost shares for the members from year to year, there is a gain or loss on the opening fund balances. In 2004, the City recorded a gain of \$28,855.

The following capital assets and the corresponding equity therein were recorded by the City as of January 2, 2002.

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Land	\$11,690,134
Buildings	9,309,701
Total	\$20,999,835

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# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

### 12. West Shore Parks and Recreation Society acquisition (continued):

The repayment of the long-term debt associated with the transferred assets is to remain a regional function, as per the terms of an *Agreement to Transfer* between the CRD, the Municipalities and the City. The debt payments are to be charged to Municipalities as part of CRD's annual requisition. The maturity dates to the various borrowings range from 2012 through 2014. The City's share of the debt carried by the CRD with respect to these assets as at December 31, 2004 was \$2,817,292.

In addition, the Municipalities have each become members in the West Shore Parks and Recreation Society, a society incorporated to provide parks, recreation and community services to the Municipalities under contract.

Under terms of an *Operating, Maintenance and Management Agreement*, the West Shore Parks and Recreation Society is responsible for the equipping, maintenance, management and operation of the facilities located at the recreation centre.

### 13. Capital lease obligations:

2005	\$	20,808
2006		21,393
2007		21,995
2008		22,614
2009		19,886
Total minimum lease payments		\$ 106,696

Total interest expense during the year was \$3,880 and interest rates ranged from 2.75% to 3%.



# CITY OF LANGFORD

## Notes to Consolidated Financial Statements

Year ended December 31, 2004

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### **14. Sewer franchise and partnering agreement:**

On September 20, 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. ("TUS"). The term of the agreement is 21 years, with a single 21-year renewal. Under the agreement, the City grants an exclusive franchise to WSES to design, construct, finance, own, operate and maintain sanitary sewers in the City. The City also grants an exemption from municipal property tax for sewer infrastructure and WSES has been granted an Order in Council to extend that exemption to property taxes for all other jurisdictions. Upon termination of the agreement, the sewer infrastructure constructed by WSES will be acquired by the City for a nominal payment.

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

The City will record the costs of sewer infrastructure constructed by WSES as a capital asset and record a corresponding account payable to WSES. The account payable will be reduced as SCRF's are collected. In 2004, the value of capital assets recorded was \$564,817.

## **CITY OF LANGFORD BYLAW NO. 883**

### ***A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2005***

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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:

Roll No. 01-62-327-06159.000

Lot: 7, Plan 6190, Section 79, Esquimalt District  
Juan de Fuca Cadet Youth Society  
948 Dunford Road

Roll No. 01-62-327-7522.001

Lot: 10, Plan 10901, Section 111, Esquimalt District  
Langford Fifty and Up Club  
2637 Sunderland Road

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

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

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

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

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

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

Roll No. 01-62-327-6001.002

Lot A, Plan 26335, Section 81, Esquimalt District  
Redeemer Lutheran Church  
911 Jenkins Avenue

Roll No. 01-62-327-4124.001

Lot 4, Plan 9088, Section 5, Esquimalt District  
Gordon United Church of Canada  
929 Goldstream Avenue

Roll No. 01-62-327-4125.001

*Lot 1, Plan 14459, Section 5, Esquimalt District*  
*Gordon United Church of Canada*  
*935 Goldstream Avenue*

*Roll No. 01-62-327-6299.010*

*Lot 1, Plan 15933, Section 88 & 89, Esquimalt District*  
*Lighthouse Christian Academy*  
*1289 Parkdale Drive*

Roll No. 01-62-327-4250.003

Lot A, Plan 28120, Esquimalt District  
Grace Baptist Church  
2731 Matson Road

Roll No. 01-62-327-5647.010

Lot A, Plan 42956, Esquimalt District  
Society of St. Vincent De Paul  
2784 Claude Road

Roll No. 01-62-327-5790.010

Lot A, Plan VIP64037, Esquimalt District  
West Shore Chamber of Commerce  
697 Goldstream Avenue

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

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

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 2005.*

*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 2005, 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.

4. This Bylaw may be cited as the "Tax Exemption Bylaw No. 883, 2005."

READ A FIRST TIME this 20<sup>th</sup> day of September, 2004.

READ A SECOND TIME this 20<sup>th</sup> day of September, 2004.

READ A THIRD TIME this 20<sup>th</sup> day of September, 2004.

RECONSIDERED AND FINALLY ADOPTED this 18<sup>th</sup> day of October, 2004.

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MAYOR

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CLERK-ADMINISTRATOR

## City of Langford

### Municipal Taxes Proposed to be Exempted for 2005 - Bylaw #883 Based on 2004 Tax Rates and Assessments

6159.000	Juan de Fuca Cadet Youth Society	1,401.24
7522.001	Langford Fifty and Up Club	1,746.74
6411.005	Metchosin Farmers' Institute	102.09
6439.200	Metchosin Farmers' Institute	767.71
6439.250	Metchosin Farmers' Institute	569.66
6431.030	Metchosin Farmers' Institute	1,163.81
6411.001	Metchosin Farmers' Institute	2,644.11
13906.060	South Vancouver Island Rangers	3,353.11
6001.002	Redeemer Lutheran Church	1,397.46
4124.001	Gordon United Church of Canada	386.70
4125.001	Gordon United Church of Canada	1,485.01
6299.010	Lighthouse Christian Academy	8,177.33
4250.003	Grace Baptist Church	951.72
5647.010	Society of St. Vincent de Paul	5,108.91
5790.021	West Shore Chamber of Commerce	3,603.13
13860.000	Trustee Board of the Presbyterian Church in Canada	1,766.91
5646.100	Bishop of Victoria	5,529.66
6694.030	Western Community Baptist Church	2,995.71
4269.010	M'Akola Housing Society	2,458.68
5731.010	Royal Canadian Legion	<u>5,649.46</u>
Total Proposed Exemptions		<u>51,259.14</u>

# Council Objectives and Measures for 2005

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

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

For the current year 2005 (set in 2003 annual report)

For the next year 2006 (set in 2004 annual report)

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**A. Objective** It is Council's objective to continue improving the assessed tax base of commercial development in Langford;

**A. Measure** To measure improvements to the assessment tax base of commercial development, Council will compare the 2004 class 6 "Business and other" December 22, 2004 BC Assessment Authority Completed Roll Tax Base Change report per net assessed value for General Purposes to the 2005 comparable information.

**B. Objective** That Council's objective is to improve the curb appeal of Langford;

**B. Measure**

1. Number of new buildings started (Building Permits issued) under a form and character Development Permit;
2. Meters of new sidewalk and boulevards built in 2005;
3. New statues;
4. Number of street trees planted in 2005.

**C. Objective** It is Council's objective to revitalize the Sooke Road/Happy Valley commercial area

**C. Measure**

- New commercial construction in 2005 (building permits)
- New sewers constructed in 2004 to service the area for higher density.
- New commercial rezoning in the area.

<b>D. Objective</b>	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.		
<b>D. Measure</b>	<ol style="list-style-type: none"> <li>1. Status of enclosed multi-purpose recreation facility;</li> <li>2. New meters of trail constructed;</li> <li>3. Status of Sports Field construction.</li> </ol>		
<b>E. Objective</b>	It is Council's objective to facilitate and have built a new highway interchange – Trans Canada Highway and Bear Mountain Parkway.		
<b>E. Measure</b>	Report on progress	- Design - Land Assembly	
	Contracts Awarded	- Bridge construction status - Ramp construction status	
<b>F. Objective</b>	It is Council's objective to improve Langford's Communities in Bloom rating to a national level.		
<b>F. Measure</b>	BC 5 Blooms Provincial rating achieved in 2004; National Rating is to be done in July 2005.		
<b>G. Objective</b>	It is Council's objective to propose an alternative cost effective private utility method of providing sewer collection and water distribution in Langford.		
<b>G. Measure</b>	Sewage –	West Shore Environmental Services Inc. Franchise and Partnering agreement signed July 2004 – Bylaw No. 875 adopted September 2004.	
	Water –	CRD provides Juan de Fuca retail water distribution.	

**H. Objective** It is Council's objective to improve recreation facilities and opportunities in the West Shore.

**H. Measure**

- New fields built in 2005;
- New facilities built in 2005;
- New opportunities in 2005.

**I. Objective** It is Council's objective to continue the extension of sidewalks in the community.

**I. Measure**

- Sidewalks constructed:  
Goldstream Avenue North Side – West  
of Grainger, West of Mattson – South Side  
Jacklin Road West Side, south of Attree
- Meters of new sidewalk built in 2005;
- The amount of cash in lieu received in 2005.



**Swimming Pier on Langford Lake**



# Council Objectives and Measures for 2006

- |                     |  |
|---------------------|--|
| <b>A. Objective</b> | To complete a Local Area Plan OCP Amendment Bylaw for the South Langford Planning area to guide the area's redevelopment.  |
| <b>A. Measure</b>   | Status report on progress of Bylaw.  |
| <b>B. Objective</b> | To have started construction of the Bear Mountain Interchange on the Trans Canada Highway to improve traffic mobility.   |
| <b>B. Measure</b>   | Status on design, land acquisition, contracts awarded, construction of bridge, ramps.  |
| <b>C. Objective</b> | To have completed construction of the Dry Floor Arena at City Centre Park by December 2005 to improve recreation opportunities.  |
| <b>C. Measure</b>   | Construction progress to be reported on December 31, 2006.   |
| <b>D. Objective</b> | To have constructed two new playing fields at Fire Hall Park and City Centre Park to improve recreation opportunities.   |
| <b>D. Measure</b>   | Construction progress to be reported on December 31, 2006.   |
| <b>E. Objective</b> | To have the Attree Avenue realigned to intersect with Langford Parkway complete at minimal cost to the City to improve traffic mobility.   |
| <b>E. Measure</b>   | Road right of way dedicated June 30, 2005 at no land cost<br>Construction progress to be reported December 31, 2006.   |
| <b>F. Objective</b> | To continue improving the assessment tax base of commercial development in Langford to keep property taxes affordable.   |
| <b>F. Measure</b>   | To measure improvements to the assessment tax base of commercial development, Council will compare the 2005 class 6 "Business and other" December 2005 BC Assessment Authority Completed Roll Tax Base Change report per net assessed value for General Purposes to the 2006 comparable information. |
| <b>G. Objective</b> | To have 200 new hotel rooms open for business by the end of 2006 in Langford for public convenience and improve tourism.   |
| <b>G. Measure</b>   | Construction progress on Hotel availability at December 31, 2006.  |

- H. Objective** To open a new Fire Hall No. 2 at Sooke Road and Happy Valley Road by February of 2006 to improve service and public safety.
- H. Measure** Construction progress to be reported on opening date.
- I. Objective** To have completed two new bridge projects by the end of 2006:
- Goldstream River Bridge Replacement;
  - Happy Valley Road Bridge over Bilston Creek replacement to improve public safety and to improve traffic mobility.
- I. Measure** Construction progress to be reported on completion date.
- J. Objective** To complete the Langford Transportation Plan to 2024.
- J. Measure** Status report on Transportation Plan.
- K. Objective** To develop a comprehensive plan for a new Fire Department training ground facility.
- K. Measure** Status report on Fire Department training ground facility.

