



CITY OF LANGFORD

2009

ANNUAL REPORT

File No. 0645-20



Live the Lifestyle

CITY OF LANGFORD 2009 ANNUAL REPORT

TABLE OF CONTENTS

Table of Contents	
Executive Summary	1
Corporate Philosophy	2
Standing Committees	4
Functional Organizational Chart	5
City Accomplishments 2009	6
Department Service and Operations Reports:	
a) Planning Department	8
b) Building Department	13
c) Langford Fire Rescue Department	15
d) Approving Officer	16
e) Parks Department	29
f) Administration Department	30
g) Bylaw Enforcement	31
h) CRD Bylaw—Animal Control	35
i) West Shore Royal Canadian Mounted Police	36
Audited Financial Statements to December 31, 2009	FS-I
Permissive Tax Exemptions—2009	PTE-I
City of Langford Results for 2009	40
Council Objectives and Measures for 2010	48
Council Objectives and Measures for 2011	52

EXECUTIVE SUMMARY

2009 marked the first full year of the three-year electoral mandate given to the Council elected in December 2008. The 2009 City of Langford Council consisted of:

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

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

PARKS AND RECREATION

Langford continued to forge ahead with community improvements, with an emphasis on recreational and environmental initiatives. The City received a funding grant for a new Sport Complex facility which will include an ice arena and family bowling centre at City Centre Park. An artificial all-weather playing field for rugby, soccer and football - the first of its kind - was installed at City Centre Park in 2009. A second, 92,000 square foot all-weather field is expected to be completed in April of 2010.

PLANNING

Thirty-eight houses have been completed under Langford's Affordable Housing Program. An amendment to the program in 2009 allows active members of the Canadian Armed Forces posted in Victoria to qualify for the program. A number of economic stimulus initiatives, including a revitalization strategy for Sooke Highway between Jacklin and Happy Valley Roads, were enacted. A comprehensive Agricultural Strategy which included input from staff at the Agricultural Land Commission and the BC Ministry of Agriculture was presented and adopted as policy in November 2009.

ENGINEERING AND PUBLIC WORKS

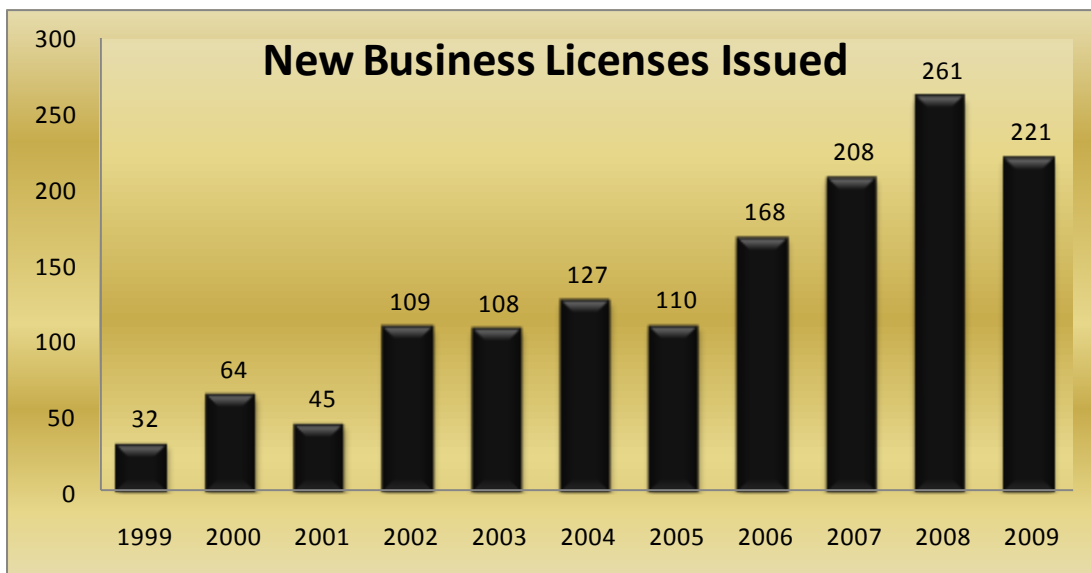
Work on improvements to Goldstream Avenue between Bryn Maur Road and Veterans Memorial Parkway as part of the downtown beautification initiative is expected to be completed by the summer of 2010.

The Peatt/Station/Phipps/Meaford signalized intersection was completed in April 2009. The project includes a transit exchange that will become the hub of Langford's long-term commuter rail and transit strategy.

EXECUTIVE SUMMARY

CONSTRUCTION

Langford had a good year in construction, considering the state of the global and local economy, with a total of \$97,463,825 in construction costs and 461 new residential units. It is felt that the amount of construction and economic activity that took place this past year can be attributed in large part to the economic stimulus measures undertaken by Council, including the reduction/elimination of many development-related fees and charges.





Langford Corporate Philosophy Statement

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



COUNCIL STANDING COMMITTEES

80 **Administration and Finance Committee**

Councillor Matt Sahlstrom be appointed as Chair,
Councillor Winnie Sifert be appointed as Vice Chair;
Mr. John Crook Mr. Ken Halbert

Mr. Frank Hudson

Parks, Recreation, Culture & Beautification Committee

Councillor Lanny Seaton be appointed as Chair;
Councillor Roger Wade be appointed as Vice Chair;
Mr. Morry Stearns Ms. Karen Reece
Mr. Graham Terlson Mr. Glen Brownlow
Mr. Mike Gibbins (VCMCM) (non-voting member)

Mr. Allen Sturgeon
Mr. Randy Prettie

80 **Planning, Zoning & Affordable Housing Committee**

Councillor Lillian Szpak be appointed as Chair;
Councillor Denise Blackwell be appointed as Vice Chair;
Mr. Steve Harvey Ms. Linda Kaye
Mr. Art Creuzot Mr. Malcolm Hall

Ms. Norma Stewart
Mr. John Butler-Smythe

Protective Services Committee

Councillor Denise Blackwell be appointed as Chair;
Councillor Lanny Seaton be appointed as Vice Chair;
Mr. Mike Gibbins, (VCMC) Mr. Edward Wilson
Mr. Kelly Zado, Volunteer Fire Fighter Representative
Ms. Mitzi Dean, Pacific Centre Rep

Mr. Hans Frederiksen

Transportation and Public Works Committee

Councillor Winnie Sifert be appointed as Chair;
Councillor Lillian Szpak be appointed as Vice Chair;
Mr. Terry Young Mrs. Jean Tarr
Mr. Dave Horner Mr. John Goudy
Mr. Mike Gibbins (VCMMC) (non-voting member)

Mr. Les Bjola

Agricultural Advisory Committee

Ms. Norma Stewart, Chair
Mr. Don Rugg, Vice Chair
Councillor Lillian Szpak
Mr. Glen Willing

Mr. Tom Atherton
Mr. Steve Harvey

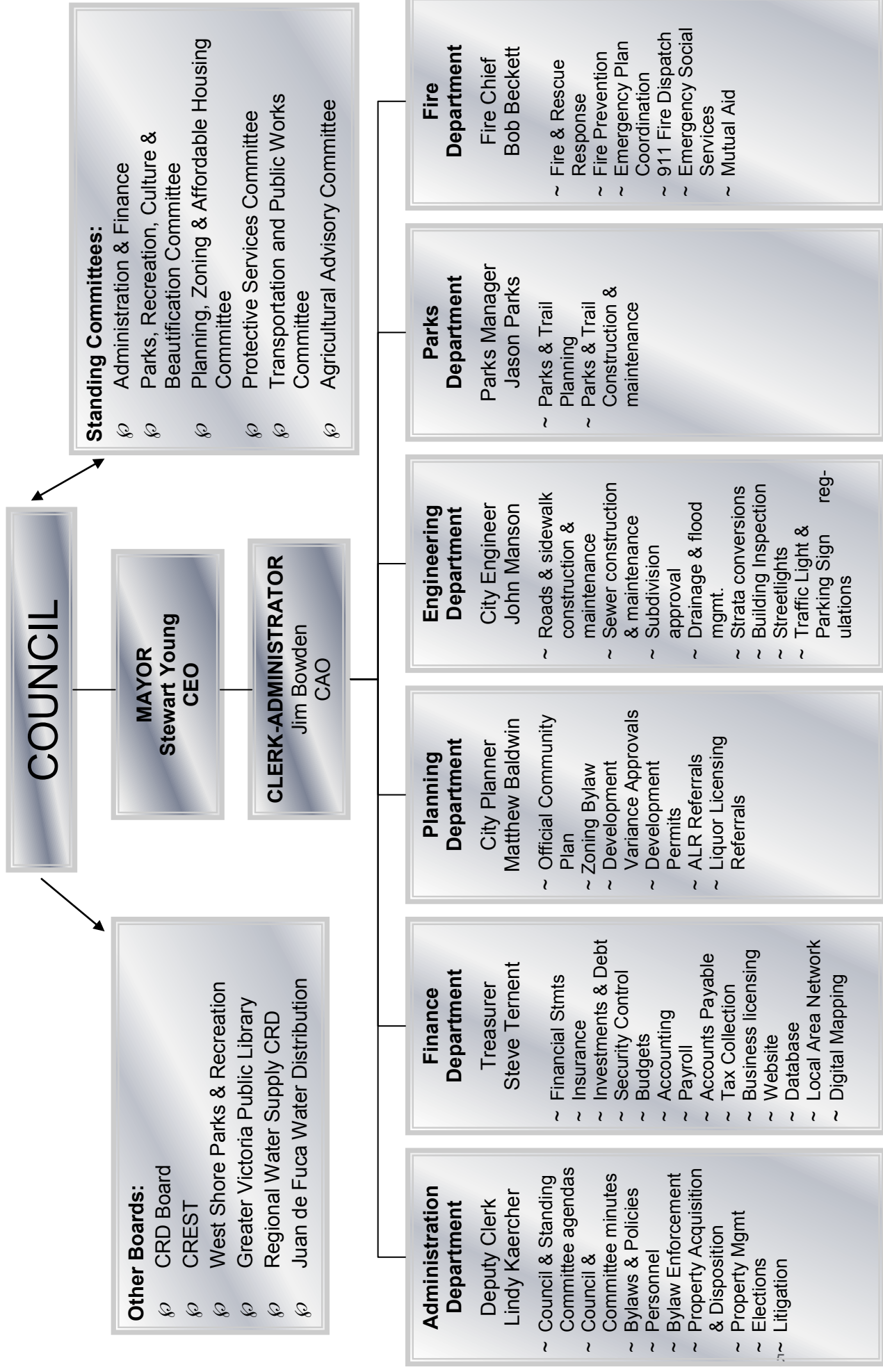
Mr. Brian French
Ms. Sharon Horbal

Board of Variance

Ms. Dawn E. Helgason Mr. Terry Young

Mr. Hans Frederiksen

FUNCTIONAL ORGANIZATIONAL CHART



2009 ACCOMPLISHMENTS

2009 Sewer Construction (West Shore Environmental Services):

Approximately 490 metres of mainline sewer construction completed

- ⌘ Fashoda Place sewer extension (150 m)
- ⌘ Westhills School Trail (Langford Parkway to Glen Lake Road) dry sewer extension (70 m)
- ⌘ Bear Mountain Parkway Siphon (266 m) to by-pass Bishops Gate pump station
- ⌘ Prospector Way / Viola Place Strata 3439 connection to municipal sewer
- ⌘ Prospector Way / Fleetwood Court Strata 3049 connection to municipal sewer
- ⌘ Approximately 28 individual sewer services constructed

Inflow and Infiltration Program

- ⌘ 97 sewer manholes inspected
- ⌘ 3 sewer manholes repaired
- ⌘ Rehabilitated 130 sewer inspection chambers
- ⌘ 6 km of sewer main CCTV videoed

Pump Station Upgrade and Maintenance

- ⌘ Completed annual maintenance and servicing of all pumping equipment
- ⌘ Completed annual maintenance and servicing of all electrical control equipment
- ⌘ Completed annual load testing and servicing for 6 of the 7 standby generators
- ⌘ Purchased spare 60hp Myers pump for Selwyn pump station
- ⌘ Replaced Leigh Road 15hp Flygt pump and rebuilt existing pump as spare
- ⌘ Decommissioned Bishops Gate Pump Station

Storm Drainage:

Capital

- ⌘ Replaced failed CSP Drain with HDPE in stat R/W through 1036 and 1040 El Paseo Pl.
- ⌘ Completion of drain from Tayberry Tce on Happy Valley to Luxton Channel at Englewood intersection including temporary detention pond.
- ⌘ Storm drainage infiltration at 2668 Deville, 924 Lequesne, 2832 Millstream and 943 Bray.
- ⌘ Firehall Creek Enhancements (Luxton Channel) Phase III from Englewood to Finney.
- ⌘ Installed KWL Emerald hydrometric gauging station on Millstream Creek at TCH to monitor water level s/flows in real time.
- ⌘ Replaced failed and undersized culverts on Finlayson Arm Road near Falcon Heights turnoff. Regrading and armouring of selected drainage swaling on Falcon Heights Road.

2009 ACCOMPLISHMENTS

Maintenance

- ⌘ Flushing and video recording of selected drainage structures for condition assessment.
- ⌘ Annual inspection and obstruction removal in Millstream, Gardner, Bellhouse, Langford (Amy), Firehall, Pritchard and Bilston Creeks.
- ⌘ All drainage ditch maintenance performed as and when required.
- ⌘ Replacement of broken, root damaged perf drain with solid pipe at Jacklin-Goldstream intersection.

Roadworks:

- ⌘ Pavement improvements in selected areas of Finlayson Arm and Falcon Heights Roads.
- ⌘ Sooke/Happy Valley Intersection
- ⌘ Transit exchange
- ⌘ Phipps upgrade
- ⌘ Spencer school sidewalk
- ⌘ Re-lamped 180 lights on Bear Mountain except the last 3 phases
- ⌘ Debuted state of the art Christmas lighting, most successful light up ever

Miscellaneous

- ⌘ Sooke Road/ Happy Valley intersection signalization
- ⌘ Goldstream Ave Exit at TCH – Safety improvements
- ⌘ Repainted 45 existing streetlights from grey to City standard Cobalt Blue
- ⌘ Spencer School sidewalk, crosswalk and parking

PLANNING DEPARTMENT

Applications: The City of Langford received 158 planning applications in 2009, 32 fewer than in 2008 and 105 fewer than 2007. Of these, Development Permits represented the greatest reduction in applications by type (-17) followed by rezoning applications (-9), Development Permit Amendments (-5) and ALR (-3). Development Variance Permit applications rose slightly (+2) in 2009, and Sign Development Permits and Official Community Plan Amendment applications remained stable.

Commercial/Business Park/Industrial Development Permits: The City of Langford issued Development Permits for approximately 4600 ft² of new commercial/business park floorspace in Langford which is considerably less than the 365,600 ft² of new commercial/business park floorspace that was approved by Development Permit in 2008. This significant decrease can be attributed to both the global economic recession and the fact that Langford issued a single Development Permit for approximately 187,000 ft² for the new SYSCO warehouse in 2008.

Multi-Family Residential Development Permits: 146 multi-family dwelling units were approved by Development Permit in 2009. This represents a 40% decline from 2008. Of the 146 multi-family dwelling units which were approved by Development Permit in 2009, 140 have commenced construction.

Agricultural Strategy: A comprehensive agrology study of the lands in Langford that are within the Agriculture Land Reserve was completed in 2007. This work was forwarded to Langford's Official Community Plan consultant and policies regarding agricultural lands were integrated into Langford's new OCP. Council established an Agricultural Advisory Committee in 2008 to consider applications for non-farming use in ALR lands and exclusion of lands from the ALR and to provide recommendations to Council with respect to agriculture and agricultural lands. A comprehensive Agricultural Strategy was developed with input from staff at the Agriculture Land Commission and the BC Ministry of Agriculture and was presented to Council and adopted as policy in November 2009.

The Agricultural Strategy discusses the ways in which Langford may acquire agricultural lands into the public trust, establish guidelines for development around designated agricultural lands, and provide a net-benefit to agriculture. Specific design guidelines for lands adjacent to agricultural lands will be developed from the Agricultural Strategy for Council's consideration in 2010.

Economic Forum: A number of new initiatives were unveiled at Langford's Economic Forum, held at Bear Mountain in January of 2009. For the Planning Department, the economic stimulus initiatives included:

- Ø Establish a maximum 30 day timeframe for Development Permit Process (ongoing);
- Ø Pre-zoning of key areas in City Centre (underway);
- Ø Revitalization Strategy for Sooke Highway between Jacklin and Happy Valley Roads (underway);
- Ø Deferral of Public Hearing Fees (enacted);
- Ø Reduction of Landscape Bonding & New Timing Commitments (enacted);
- Ø Eliminate Happy Valley Corridor Study Reserve Fund and do not collect any fee payments required in zoning bylaw or in Sect. 219 covenant (enacted);

PLANNING DEPARTMENT

- ⌚ Permanently subtract parent parcel from the number of lots that require amenity payments (i.e., one lot is credited for each development) or the number of lots counted towards “1 in 10” affordable units (enacted);
- ⌚ Discontinue practice of charging amenity fees to affordable housing units (enacted);
- ⌚ Provide, at Council’s discretion, up to 10 years of tax holidays to market rental accommodations (ongoing);
- ⌚ Permanently streamline variance process by amending which variances are delegated to the City Planner rather than going through formal DVP process (underway);
- ⌚ Compile a library of standard covenants and legal documents for developers to adapt for their use, as a cost saving measure and service to applicants (underway/ongoing);

Affordable Housing: To date, thirty-eight (38) affordable housing units have been constructed within Langford Affordable Housing Program. Four (4) of these affordable homes were constructed in 2009. The City of Langford amended the Affordable Housing Program 2009 to allow active members of the Canadian Armed Forces who are posted to Victoria to qualify for the affordable housing program.

Downtown Beautification: The City of Langford added approximately \$3000 to the Downtown Beautification fund through developer contributions. As reported in last year’s financial plan report, Langford has now received an exciting three-piece art installation designed by Derek Rowe (Artform Sculpture Studio) entitled “Alice” was installed this fall in front of the Goudy Public Library on Goldstream Avenue.

Sign Bylaw Update: An adhoc committee was struck in 2008 with the Westshore Developers’ Association to look at a comprehensive revision to Sign Bylaw No. 700. Council received a draft bylaw in January 2009, and Sign Bylaw No. 1250 was adopted on February 16th, 2009.

PLANNING DEPARTMENT

Applications Received 2009

Type of Application	94	95	96	97	98	99	00	01	02	03	04	05	06	07	08	09	Total
ALR	0	3	4	1	2	2	1	0	3	3	1	1	6	0	5	2	34
Development Permits	7	14	24	22	24	24	22	34	46	60	47	61	65	71	56	39	616
Amended DPs	0	1	0	0	0	1	0	9	7	13	13	20	26	15	21	14	140
Development Variance Permits	3	9	6	12	17	11	19	21	29	40	36	38	15	29	19	20	324
Official Community Plan Amendments	4	6	7	16	16	11	8	12	8	12	17	16	18	23	2	2	178
Sign Development Permits	0	0	0	0	0	0	0	0	32	28	29	51	76	74	52	53	395
Amended SDPs	0	0	0	0	0	0	0	0	2	0	0	0	2	3	1	1	9
Strata Conversion	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	4
Temporary Industrial Use Permits	0	0	0	0	0	0	0	1	0	0	1	1	1	0	0	1	5
Zoning Amendments	10	15	15	28	24	19	24	23	27	22	38	31	37	48	35	26	422
Total	26	48	56	79	83	68	76	100	154	178	182	219	246	263	191	158	2127

Applications In Process

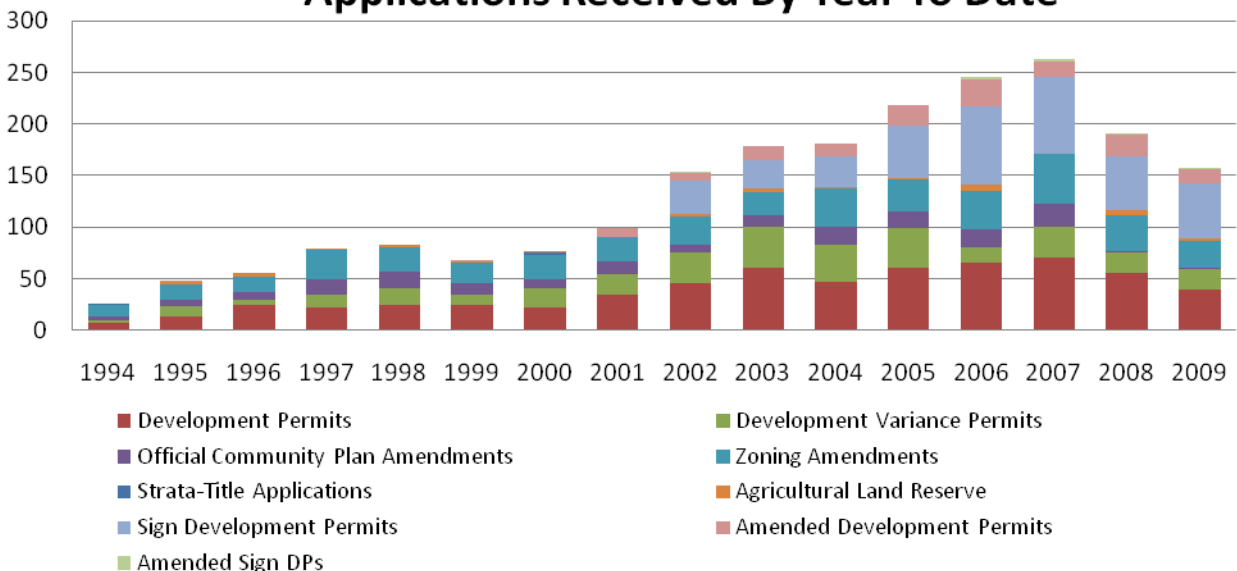
Agricultural Land Reserve Applications	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Zoning Amendments	Total
3	18	10	7	1	54	93

PLANNING DEPARTMENT

Revenue By Application

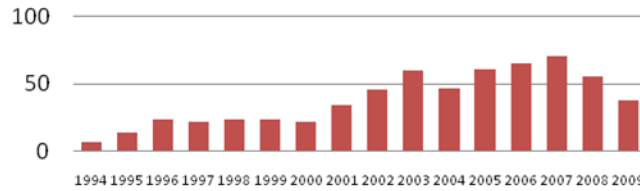
Month	ALR	Development Permits	Development Variance Permits	Rezoning	Public Hearings	Sign Permits	Monthly Sub-total	Year to Date
January	\$0	\$21,297	\$4,150	\$2,800	\$2,200	\$1,350	\$31,797	\$31,797
February	\$600	\$14,595	\$5,425	\$53,672	\$4,400	\$950	\$79,642	\$111,439
March	\$0	\$10,637	\$3,600	\$7,135	\$0.00	\$1,500	\$19,272	\$130,710
April	\$0	\$11,750	\$0	\$2,800	\$0.00	\$625	\$15,175	\$145,885
May	\$0	\$10,320	\$0	\$5,707	\$0.00	\$650	\$20,277	\$166,162
June	\$0	\$19,896	\$1,250	\$3,608	\$2,200	\$1,300	\$28,254	\$194,417
July	\$0	\$4,885	\$1,067	\$11,369	\$2,200	\$1,450	\$20,971	\$215,388
August	\$0	\$3,475	\$4,775	\$3,000	\$2,200	\$750	\$14,200	\$229,588
September	\$0	\$16,454	\$388	\$12,937	\$6,600	\$1,050	\$37,428	\$267,016
October	\$0	\$30,479	\$0	\$9,402	\$2,200	\$150	\$42,231	\$309,247
November	\$0	\$16,855	\$2,425	\$20,068	\$2,200	\$300	\$41,848	\$351,095
December	\$0	\$17,265	\$1,250	\$1,252	\$2,200	\$725	\$22,692	\$373,787
TOTAL	\$600	\$177,908	\$24,330	\$133,750	\$26,400	\$10,800		\$373,787

Applications Received By Year To Date

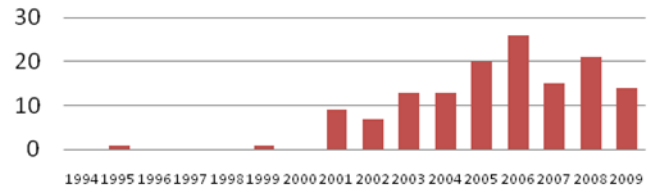


PLANNING DEPARTMENT

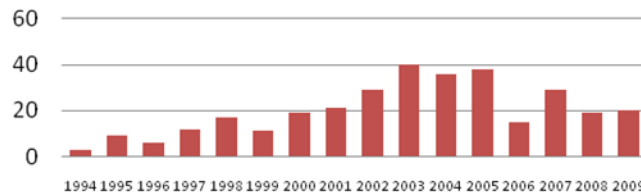
Development Permits



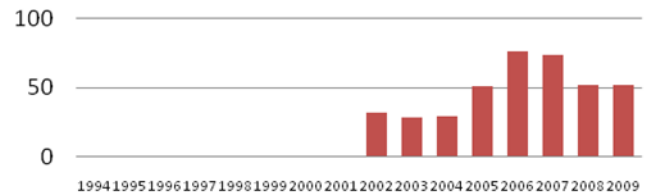
Amended Development Permits



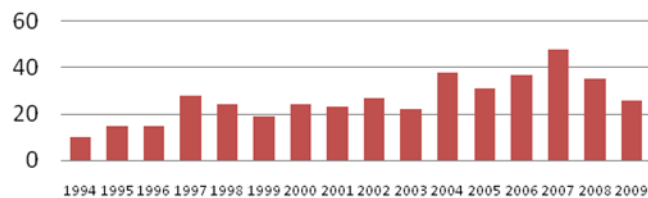
Development Variance Permits



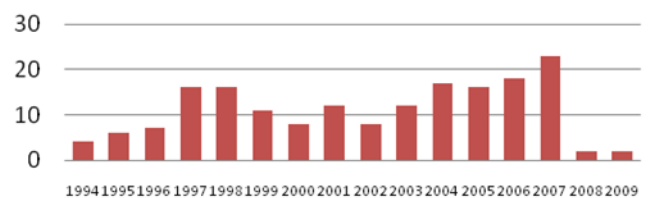
Sign Permit Applications



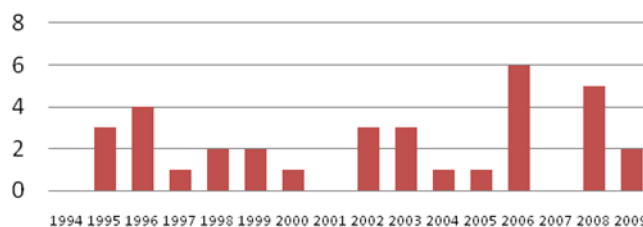
Rezoning Applications



OCP Applications



ALR Applications



BUILDING INSPECTION DEPARTMENT

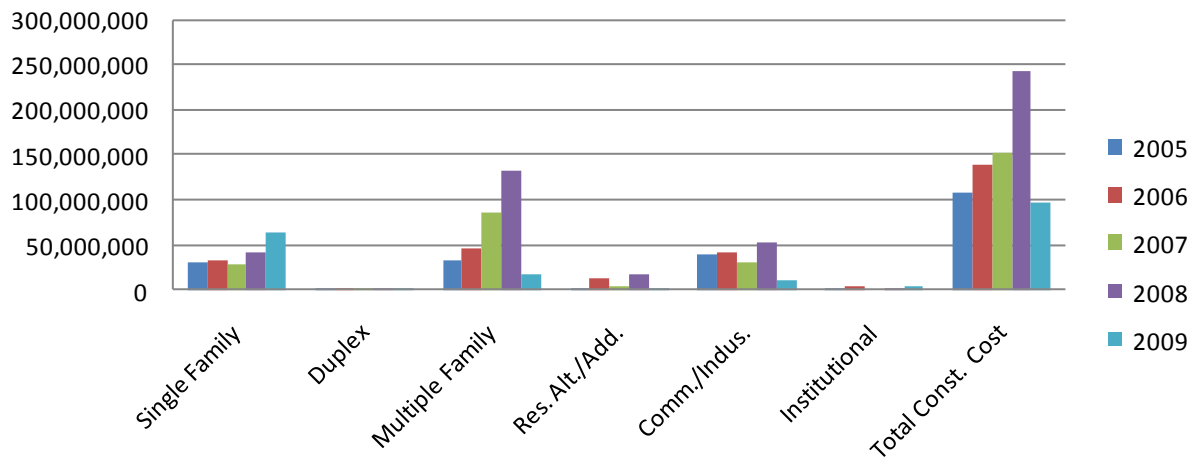
Building permit applications were low in the first two months of 2009. Permits for new single family dwellings and duplexes picked up as the year progressed; December of 2009 posted the highest number of permits issued in a single month for detached dwellings. The year end total number of permits for single family and duplexes is a new record for Langford. Permit applications for multi-family projects were virtually absent until December when Langford issued permits for 126 of the 144 units issued in 2009. Other types of permits were down slightly from the numbers posted in 2008. Permit fee numbers were affected by Langford's economic stimulus incentives launched at the beginning of February. While this incentive package included reductions of the building permit fees of up to 100%, our year end permit fee numbers were higher than the projected numbers in our 2009 budget. The incentive program ended in June.

PERMITS	YEAR TO DATE 2009
Single Family Dwelling No. of Units	317
Construction Cost	\$63,356,669.00
Permit Fee	\$231,724.00
Duplex No. of Units	17
Construction Cost	\$2,131,417.00
Permit Fee	\$2,640.00
Multiple Family Dwelling No. of Units	144
Construction Cost	\$16,202,334.00
Permit Fee	\$3,738.00
Residential Additions/Alterations No. of Units	119
Construction Cost	\$1,982,153.00
Permit Fee	\$24,270.00
Commercial/Industrial No. of Units	53
Construction Cost	\$10,041,252.00
Permit Fee	\$74,102.00
Institutional No. of Units	3
Construction Cost	\$3,750,000.00
Permit Fee	19,171.00
Plumbing No. of Units	730
Permit Fee	\$154,006.00
Chimney No. of Units	74
Permit Fee	\$2,185.00
Construction Cost	Permit Fee
\$97,463,825.00	\$511,836.00

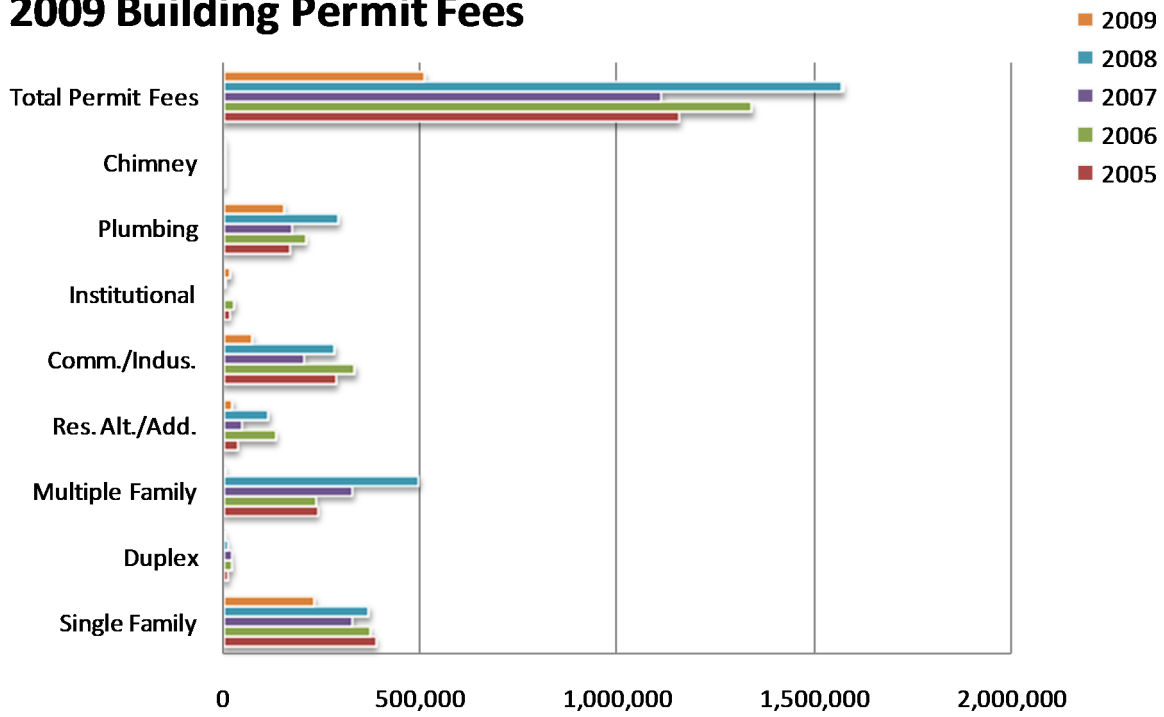
Secondary Suites – 132 for 2009 (to December 31st)

BUILDING INSPECTION DEPARTMENT

2009 Constructon Costs



2009 Building Permit Fees



LANGFORD FIRE RESCUE

SUMMARY

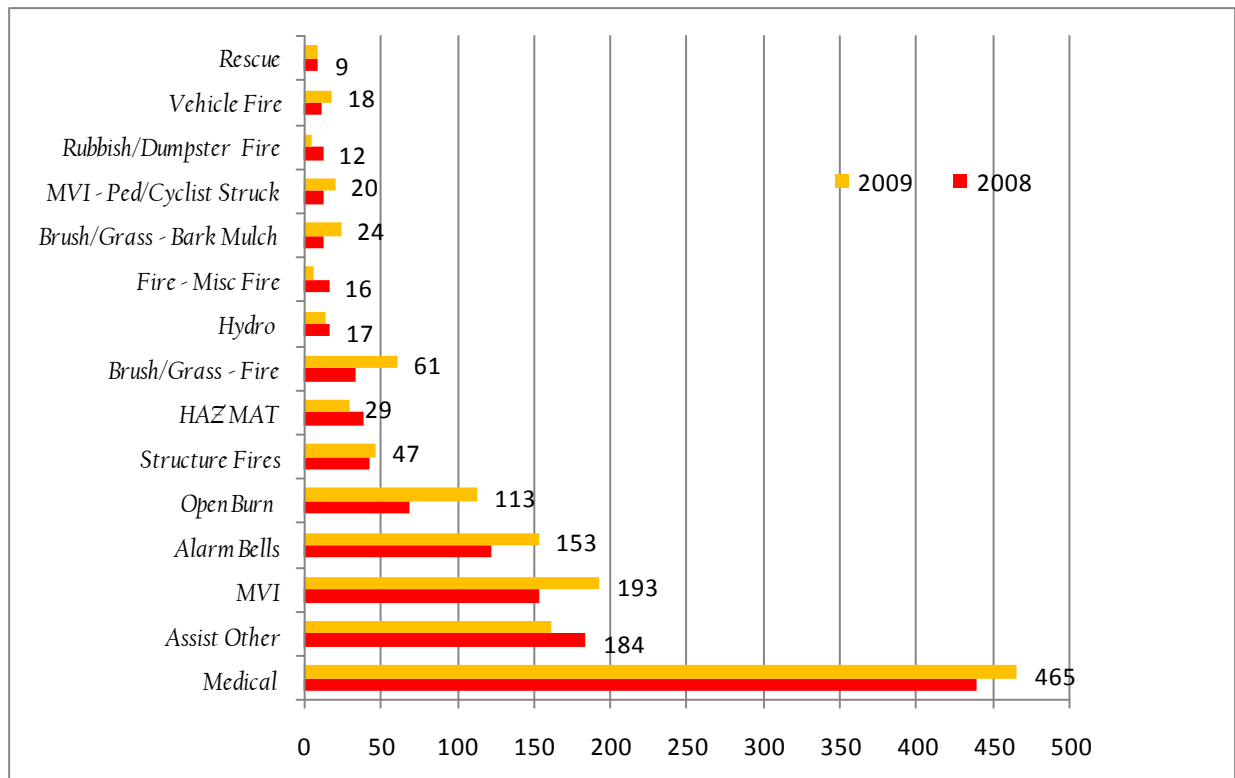
∂ Land Area	4,416 hectares
∂ City Population	27,970 approx.
∂ Fire Stations	3
∂ Fire Suppression Personnel	
~ Fire Suppression Staff	8
~ Volunteers	50
∂ Dispatch Operators	6
∂ Administration Staff	1

INDIVIDUAL STATION COMPLIMENT

STATION 1	
Total Compliment	28
Filled Positions	31

STATION 2	
Total Compliment	12
Filled Positions	20

STATION 3	
Total Compliment	12
Filled Positions	7



* for more detail on call types, see the Recapitulation Report on Page XX

APPROVING OFFICER

Subdivision Application and Approval Synopsis

In 2009 the City received subdivision applications to create 251 new lots and gave approval for registration to 174 new lots.

In 2009, for the year, the number of lots created through subdivision has increased from 2008.

In the 4th quarter of 2008, there was a small drop in both applications and approvals; likely a result of poor market conditions brought about by the economic recession and difficulty in borrowing. While these conditions held during the 1st and 2nd quarters of 2009, the City launched an economic stimulus package which may have helped to keep applications high for 2009, and also ensured that the number of lots created through subdivision increased from 2008.

In 2009, applications for developments north of the highway are continued to be on hold until such time that the Spencer Road Interchange is complete and operational.

For 2010, we can anticipate continued development in all lands south of the Trans Canada Highway as the Storm Drainage plan for Walfred Road, and Happy Valley have now been completed and discussed with the development community. Walfred Road area and the Happy Valley/Luxton corridor continue to be the areas of significant activity. The north side of the Trans Canada Highway continues to experience minor development as sewers extend and common properties (or properties previously used for septic disposal) become available for residential development. It is difficult to determine how much development could be anticipated on lands held by Bear Mountain, as there was little activity for the last 3 quarters of 2009.

It should be noted that the number of lots that were applied for in 2009 exceeded the number of lots registered (created) in 2009, so there is a back-log of lots pending.

Areas of Probable Subdivision Activity for 2009

Westhills – Westhills stop working on subdividing land and construction for a portion of 2008/2009, due to excellent sales figures, it is anticipated that lands will continue to move forward into subdivision.

McCormick Lands – currently in rezoning, these lands will move forward into a residential (single family homes, townhomes, and condominiums) phased subdivision in 2010.

Walfred Road – A significant amount of lands in the Walfred Road area have now completed rezoning and are ready to move forward into DP and Subdivision.

Luxton / Marwood / Happy Valley – a local concept plan has moved forward with the rezoning of a majority of parcels within this block of land. This will allow for the block to development as a single-family neighbourhood, with mixed residential uses including carriage house units, and small lots.

Sewers in the Setchfield/Treanor area continue to allow subdivisions of lands that were previously used as septic fields where current zoning allows.

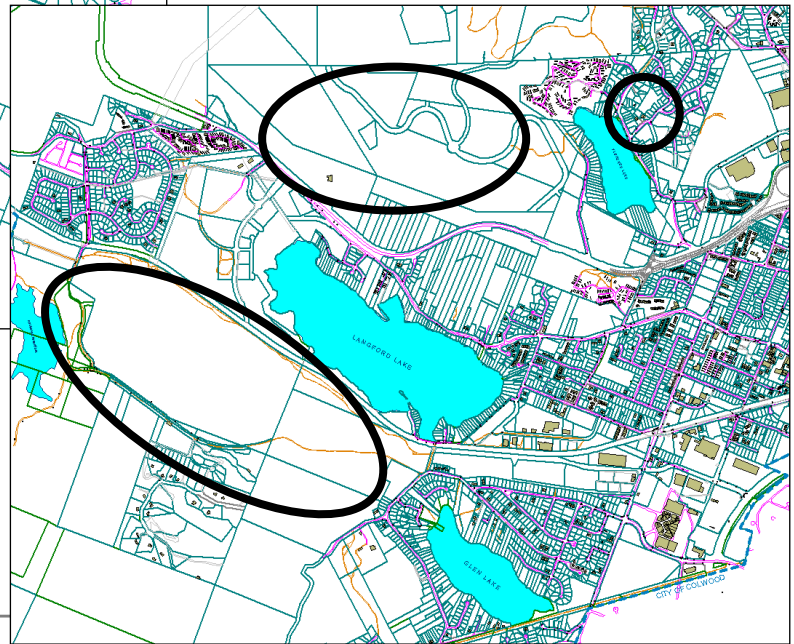
APPROVING OFFICER

Activity Maps

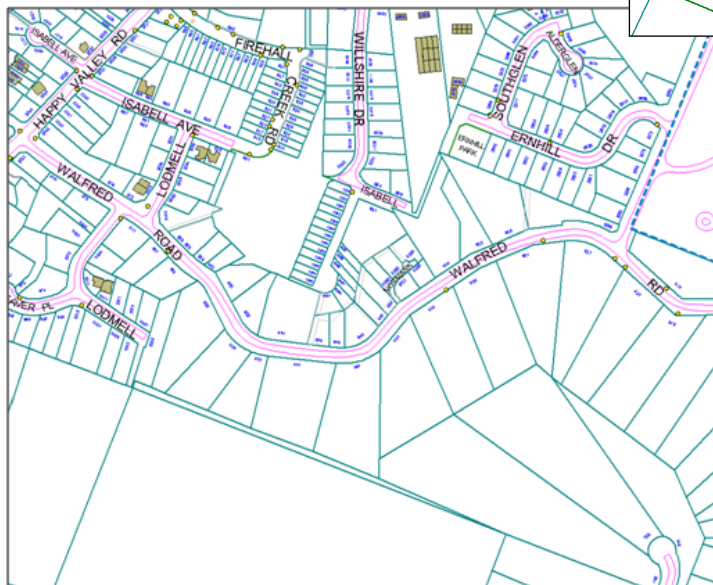
Happy Valley Road Corridor



West Hills, Florence Lake and Langford Lake Area



Walfred Road Area



APPROVING OFFICER

Subdivision Fees and Development Cost Charges

Subdivision Fees	
Subdivision Application Fees	\$4,800.00*
Subdivision Final Approval Fees	\$76,350.00
Strata Title Conversion	\$0
2% Subdivision On-site Approval	\$68,619.33
Total	\$149,769.33

* Fees waived with Economic Stimulus Package (Jan to Jul)

Development Cost Charges (Langford) – collected through Subdivision	
Roads North	\$164,496.00
Roads South	\$424,692.00
Storm Drain	\$134,410.42
Parkland Improvement	\$381,310.00
Parkland Acquisition	\$378,150.00

APPROVING OFFICER

SUBDIVISION APPLICATIONS RECEIVED

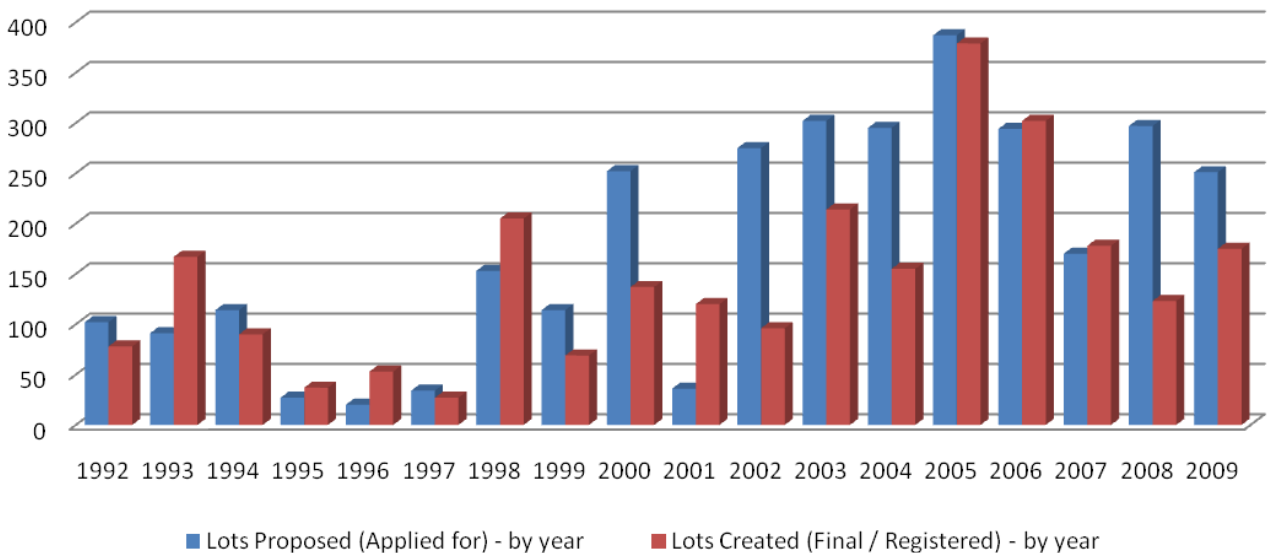
Date Entered	File Number	Location	# of Lots
January 21, 2009	SUB09-01	936 WALFRED RD	2
February 2, 2009	SUB08-46	SKIRT MOUNTAIN	0
February 6, 2009	SUB09-02	2667 RAINVILLE RD	2
February 17, 2009	SUB09-03	735 MASSIE DR	0
February 24, 2009	SUB09-04	951 WALFRED RD (OLD RECORD)	20
March 3, 2009	SUB09-05	891 ISABELL AVE	7
March 9, 2009	SUB-09-01		0
March 9, 2009	SUB09-06 4th	WILD RIDGE WAY	0
March 20, 2009	SUB09-07	1170 FINLAYSON ARM RD	0
April 3, 2009	SUB09-03	735 MASSIE DR	1
April 3, 2009	SUB09-08	2658 ERNHILL DR	1
April 17, 2009	SUB09-09	936 WALFRED RD	5
April 23, 2009	SUB-09-02	2667 RAINVILLE	2
April 23, 2009	SUB09-10	963 WALFRED RD	3
May 19, 2009	SUB09-11	941 SHAW AVE	3
June 3, 2009	SUB09-12	2515 DUNCAN PL	6
June 23, 2009	SUB09-13	1204 PARKDALE DR	18
June 23, 2009	SUB09-14	2439 PROSPECTOR WAY	8
June 26, 2009	SUB09-15	517 / 509 LANGVISTA DR	5
June 26, 2009	SUB09-16	529 LANGVISTA DR	2
June 29, 2009	SUB09-17	1275 GOLDSTREAM AVE	2
June 30, 2009	SUB09-18	S. SKIRT MTN	7
June 30, 2009	SUB09-19	2695 SAVORY RD	4
June 30, 2009	SUB09-20	2588 SAVORY RD	6
July 6, 2009	SUB09-21 003	2899 2899 KETTLE LAKE DR (OLD RECORD)	34
July 6, 2009	SUB09-22	2500 FLORENCE LAKE RD	8
July 7, 2009	SUB09-23	3458 HAPPY VALLEY RD	6
July 10, 2009	SUB09-24 003	1204 PARKDALE DR	36
July 21, 2009	SUB09-25		2
August 4, 2009	SUB09-26		3
September 4, 2009	SUB09-27	1220 PARKDALE DR	6
September 15, 2009	SUB09-28	923 WALFRED RD	1
September 21, 2009	SUB09-29	3380 HAPPY VALLEY RD	5
October 2, 2009	SUB09-30	927 / 923 / 931 WALFRED RD	44
November 3, 2009	SUB09-32	413 CORALEE PL	2
December 31, 2009			
Annual Total			251

APPROVING OFFICER

SUBDIVISION APPROVALS

Approval Date	File Number	Name and address of Subdivision	No. of New Lots
26-Oct-09	SUB 09-26	2567 Jeanine Drive	3
16-Sep-09	SUB 09-13	1204 Parkdale Ave (ph 2)	18
21-Jul-09	SUB 09-12	2515 Duncan Place	5
15-Sep-09	SUB 09-03	735 Massie Dr	2
04-Jun-09	SUB 08-50	1204 Parkdale Ave (ph 1)	16
04-May-09	SUB 08-47	959 Walfred	2
12-May-09	SUB 08-37	2797 Lake End Rd	1
02-Jan-09	SUB 08-36	668 Rockingham Rd	1
09-Nov-09	SUB 08-30	667 Rockingham Rd	1
20-Apr-09	SUB 08-19	2899 Kettle Lake Dr (ph 1)	49
03-Nov-09	SUB 08-15	1023 Fashoda Ave	29
28-May-09	SUB 08-14	954 Jenkins Ave	1
17-Feb-09	SUB 07-39	3176 Ayton Pl	1
02-Jan-09	SUB 07-38	960 Walfred Ave	2
23-Jun-09	SUB 07-32	2819 Lake End Rd	4
17-Apr-09	SUB 07-29	3691 Dallimore	17
04-May-09	SUB 07-25	2653 Florence Lk	4
10-Aug-09	SUB 07-15	2685 Martin Rd	16
09-Jul-09	SUB 05-12	113 Sunkist Cl	2

Subdivision Activity (2009)



ASSETS FROM SUBDIVISION
2009

Assets from Subdivision										
Name and address of Subdivision	No. of New Lots	ROADS Value (\$)	CURB Value (\$)	SIDEWALK Value (\$)	STREET LIGHTS Value (\$)	BOULEVARD Value (\$)	TREES Value (\$)			
2567 Jeanine Drive	3	\$ 1,360.00	\$ 4,050.00		\$ 5,450.00	\$ 1,850.00	\$ 1,200.00			
1204 Parkdale Ave (ph 2)	18		\$ 180.00	\$ 220.00	\$ 5,000.00	\$ 7.00	\$ 500.00			
2515 Duncan Place	5	\$ 267.00			\$ 5,000.00					
735 Massie Dr	2	\$ 17.00								
1204 Parkdale Ave (ph 1)	16	\$ 250.00	\$ 170.00	\$ 120.00	\$ 5,000.00	\$ 507.00	\$ 600.00			
959 Walfred	2	\$ 2,410.00	\$ 1,530.00	\$ 2,040.00	\$ 3,670.00	\$ 100.00				
2797 Lake End Rd	1						\$ 1,200.00			
668 Rockingham Rd	1	\$ 4,830.00			\$ 3,000.00		\$ 1,200.00			
667 Rockingham Rd	1	\$ 3,060.00		\$ 7,200.00						
2899 Kettle Lake Dr (ph 1)	49		\$ 170.00	\$ 120.00	\$ 5,000.00	\$ 7.00				
1023 Fashoda Ave	29	\$ 29,200.00	\$ 45,500.00	\$ 31,200.00	\$ 28,000.00	\$ 2,950.00	\$ 17,400.00			
954 Jenkins Ave	1									
3176 Ayton Pl	1	\$ 250.00								
960 Walfred Ave	2	\$ 6,530.00	\$ 3,600.00	\$ 8,400.00	\$ 7,000.00		\$ 1,800.00			

DEVELOPMENT COST CHARGES
2009

2009 - DCC's Collected through Subdivision (ONLY)							
	SU060	SU070	SU090	SU110		SU120	
	Park Acquisition	Park Improvement	Storm Drainage	CRD Water Dept (Duplex)	CRD Water Dept (Single Family)	School Acquisition	
SUB05-12							See SUB 08-01 for DCC Payme
SUB06-15	\$136,080.00	\$79,200.00	\$60,367.00		\$153,886.32		\$50,256.00
SUB06-21	\$9,900.00	\$17,010.00	\$4,061.88	\$6,064.32	\$21,225.12		\$6,282.00
SUB07-12	\$1,890.00	\$1,100.00	\$795.29		\$2,137.31		\$698.00
SUB07-15	\$20,900.00	\$35,910.00	\$9,696.24		\$57,611.04		\$13,262.00
SUB07-25	\$7,560.00	\$4,400.00	\$2,089.09		\$8,549.24		\$2,792.00
SUB07-29	\$30,240.00	\$17,600.00	\$7,061.13		\$48,514.56		\$11,168.00
SUB07-32	\$4,400.00	\$7,560.00	\$3,195.90		\$12,128.64		\$2,792.00
SUB07-39	\$1,890.00	\$1,100.00	\$904.50		\$3,032.16		\$698.00
SUB08-01	\$3,300.00	\$5,670.00	\$5,494.00	\$9,096.48			\$2,094.00
SUB08-14	\$1,100.00	\$1,890.00	\$775.86		\$3,032.16		\$698.00
SUB08-15	\$52,920.00	\$30,800.00	\$9,776.64		\$84,900.48		\$19,544.00
SUB08-19	\$53,900.00	\$92,610.00	\$12,801.02		\$148,575.84		\$34,202.00
SUB08-24	\$2,200.00	\$3,780.00	\$1,258.93		\$6,064.32		\$1,396.00
SUB08-30	\$1,100.00	\$1,890.00	\$1,139.67		\$3,032.16		\$698.00
SUB08-37	\$1,890.00	\$1,100.00	\$505.18		\$3,032.16		\$698.00

CAPITAL PROJECT HIGHLIGHTS

2009

Completed a replacement of a failed storm drainage at El Paseo to protect private houses and landscaping!



- 1) Crushed, rusted steel culverts at the end of their life span. Displays rust perforations causing washouts and sink-holes in private yards.



- 1) Plastic pipe to be connected to existing corrugated steel pipe.

CAPITAL PROJECT HIGHLIGHTS 2009

New Signalized Intersection

Happy Valley and Sooke Road Signalized Intersection



2) Sooke Road left turn lane onto Happy Valley Road.



2) Sooke Road / Happy Valley Road intersection.

CAPITAL PROJECT HIGHLIGHTS

2009

Improving Active Transportation along Goldstream Avenue

Improvements along Goldstream Avenue were completed with the aid of a LocalMotion grant. The City's objective was to encourage and improve safety for walking and cycling in the City and provide safe routes to school. The construction of bike lanes and sidewalks from Leigh Road to Spencer Road fronting the school were constructed.



3) Preconstruction of bike lanes and sidewalks.



3) Post construction of bike lanes, sidewalk and parking bays.

CAPITAL PROJECT HIGHLIGHTS 2009

SIDEWALK INFILL

LocalMotion Grant – Senior Assisted Living Facilities Access
(Station Avenue – from the Legion to Veterans Memorial Parkway)



4) Sidewalk site preparation at the Legion on Station Avenue facing Veterans Memorial Parkway.



4) Sidewalk construction along Station Avenue.

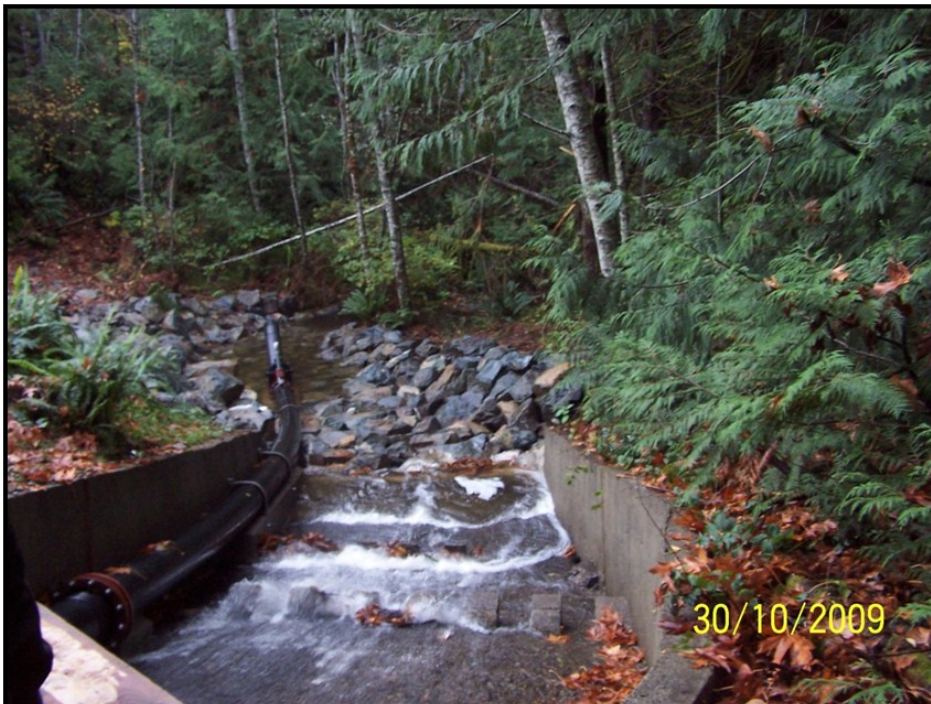
CAPITAL PROJECT HIGHLIGHTS

2009

Irwin Dam Upgrade



- 5) Irwin Dam was assessed for safety in accordance with the Dam Safety Regulations. It had been assessed a “significant” risk using the Dam Safety Regulation rating system and required structural upgrades.



- 5) Work included improvements to the spillway and installation of a low level outlet.

CAPITAL PROJECT HIGHLIGHTS

2009

Firehall Creek Upgrade



- 6) Expanding and opening up channels on the west side of Luxton Road and to address flooding problems. (FCM Green Infrastructure Grant and Building Canada Fund)



- 6) Luxton Road stormwater channel improvements from Marwood to Lippincott.

PARKS DEPARTMENT

Overall:

Langford 2010 – Recreation for Family, Fitness and Fun— Highlights include:

- ⌘ completion of the 1,700 seat stadium for the inaugural game of Highlanders FC soccer on May 23rd, 2009;
- ⌘ hosting of the Victoria Rebels Football Club for the 2009 season at City Centre Park;
- ⌘ began construction of the 2nd artificial turf field at City Centre Park; and
- ⌘ received \$8.9 million *Building Canada Fund Grant* for the construction of a Sportsplex Facility which will combine bowling and a multi-purpose arena.

Central Langford

City Center Park: development of City Centre Park continued with the following facilities completed during 2009:

- ⌘ City Centre Park Stadium completed and incorporates grandstand seating for 1,200, additional temporary seating for 500, 10 club boxes, 4 change rooms, officials' rooms, concession, storage and washrooms.
- ⌘ second artificial turf field was started and will be suitable for rugby, soccer and NFL football play (field rated to FIFA 2 star).
- ⌘ preliminary design work started for arena and bowling facility.

Centennial Park: received Rick Hansen \$19,000 'Let's Play' grant to install rubber accessible tiling for the tot playground.

Greening the Downtown Core: received \$50,000 'Trees for Tomorrow' grant to be used to install 300 street trees in Langford's Downtown.

North Langford

Lake Ida Anne: continued work to establish youth fishery.

South Langford

Valley View: Little League baseball field completed with the grand opening anticipated to be in May 2010. Triangle Little League will be the facility's primary tenant.

ADMINISTRATION DEPARTMENT

	<u>Number</u>
Council Meetings:	
Regular Council Meetings	20
Special Council Meetings	5
Special 'In Camera'	22
Committee of the Whole	1

Committee Meetings:

Planning, Zoning and Affordable Housing	19
Protective Services	7
Transportation & Public Works	8
Administration & Finance	6
Parks, Recreation, Culture & Beautification	7

Bylaws:

Adopted in 2009	58
Started in 2009	60

Types of Bylaws:

OCP Amendments	2
Zoning Amendments	24
Public Hearings	31
Financial	15
Regulatory Amendments	3
Sewer	0
Other	19

Personnel:

105 active working employees at December 31st, 2009
2 employees on maternity leave in 2009
6 new plus 2 co-op student positions recruited in 2009

Property Purchases

\$554,993.74

Property Dispositions

\$1,391,453

BYLAW ENFORCEMENT DEPARTMENT

Overview

Departmental activities other than those squarely within the Community Safety Initiative continued to be tracked quantitatively throughout 2009 so that the Department, administration and Council could measure achievements of the year. Overall, 602 case files were opened in the year in the areas of land use, building, traffic, noise and other confirmed violations of City bylaws.

To ensure the highest efficiency, the department has streamlined a more stringent screening process for incoming complaints so that frivolous, retaliatory, and invalid reports would be eliminated. As in 2008, enforcement was suspended for those bylaws under revision, but in instances where an infraction of *any* bylaw constituted a public safety hazard, action was taken immediately.



The department's foundation of complaint management continues to be the Langford tradition of prompt, in-person call response from staff.

Community Safety Officer activity continues to be tallied separately from other department work to better pinpoint achievements specific to that program.

Statistics

Figure 2 on the next page tabulates the 2009 statistical record of Bylaw Enforcement activity; the following notes provide a brief analysis of those statistics.

False Alarms: West Shore RCMP estimates that each false alarm occurring in the community requires an hour of police officer time to deal with. Bylaw Enforcement Officers contacted every business and home owner whose system generated one or more of the 713 false alarms in 2009, to ensure that user errors and technical malfunctions were rectified, thereby preventing further false alarms.



Zoning: Enforcement of the Zoning Bylaw accounted for 137 cases; the largest number of these related to unlicensed vehicles and exposed vehicle parts on private property. These are concerns long prioritized by Council, and towards which the Bylaw Department generally works proactively.

However, this category also includes cases of large and complex land use issues which absorb considerable staff time and expertise.

BYLAW ENFORCEMENT DEPARTMENT

Traffic: As in past years, parking matters predominated in the 391 traffic files of 2009. Individual files in this tally might comprise a simple parking ticket matter or be as complex as the management and enforcement of an entire neighbourhood's parking resources.



The delivery of bicycling regulation education, a high-volume activity, is recorded in the Community Safety statistics on following pages. The traffic tally also does not include a number of traffic stops, an enforcement method which under Council direction in 2009 continued to rank lowest in priority.



Graffiti: The files of 2009 include cases where graffiti vandals were either fined or compelled to rectify the damage. Two of the current cases are continuations from 2007 involving Langford's most prolific graffiti vandals. A number of minor caught-in-act graffiti incidents are recorded in the CSO statistics on the following pages.

What the stats do not show: Officers perform a considerable amount of work, often daily, lending unofficial assistance when formal enforcement action is not possible. They might advise or mediate between parties, research alternative solutions, or refer callers on to other agencies that may help.

Traffic:	391	False Alarm	713	Sign	5
parking	217	Building	21	Soil	4
chattel	65	Business licence	3	Truck route	12
other	96	Fireworks	5	Parks	7
cycling	13	Clandestine Lab (grow op)	6	Unsightly premise	78
Zoning:	272	Noise:	56	Firearms/bows	1
suites	15	construction	2	Miscellaneous	50
land use	38	Social	54		
occupy accessory Building	4	Development permit	5	Burning/fire lane	44
unlicensed vehicles/ parts	205	Watercourse protection	4	Animal	5
Home occupation	10	Graffiti	9		

Fig.2: 2009 Bylaw Enforcement Activity by Complaint Type

BYLAW ENFORCEMENT DEPARTMENT

Community Safety Initiative

Overview

Langford's *Community Safety and Police Support Initiative*, now in its 5th year, complements and supports police services with trained and equipped Community Safety Officers (CSOs) on patrol in City streets, parks and trails. The program's mandate is to extend and augment enforcement services in the community.

CSOs fulfill their part by dealing with issues that fall squarely under City bylaws, by developing those bylaws to increased usefulness, and by applying enforcement during the day and evenings in the City. These approaches reduce some of the demand on police resources and provide a highly visible uniformed presence in the City.



In 2007 the CSOs developed a bicycle patrol function and continue to favour this method as a highly effective—not to mention 100% green—operational choice. In 2009 joint patrols with the RCMP Bike Patrol were tried and proved to be an enormously effective innovation.

Within the program, CSOs fully exercise their *peace officer status* authority established through B.C. case law. As peace officers, CSOs can apply enforcement to a wide range of undesirable activities in addition to straightforward bylaw offences. In 2009 the Community Safety Program was recognized as an exemplar of local government best practices, worthy of a Community Excellence Award from the Union of BC Municipalities.

How is it paid for?

The province's Traffic Fine Revenue Sharing Grant Program returns traffic fine net revenues to local government. Langford Council allocates about one third of the City's grant money to staff and operate the CSO program annually.

BYLAW ENFORCEMENT DEPARTMENT

Community Safety Initiative

Statistics



Figure 1 tabulates Community Safety activity in 2009. The list is enforcement actions but also other services such as police and fire department assistance, contact with homeless persons, and crime reduction efforts. The following notes provide a brief analysis of a few key statistics.

Public Intoxication: CSOs deter the consumption of alcohol in public places—a bylaw contravention—by ensuring spirits are poured out on site. In 2009 over 1,600 units of alcohol were ‘destroyed locally’ this way. This work conserves police resources by preventing a considerable amount of alcohol-related public crime such as vandalism, assault, and personal injury.

Homeless contact: CSOs made contact with homeless persons in the community 180 times in 2009, primarily repeat encounters with about 12 individuals. Through contact CSOs monitor individual health and safety, garner information on community safety issues, and disrupt recurring squatter camps on vacant land.

Education and Assistance: CSOs promote voluntary compliance: for every Municipal Ticket fine imposed in 2009, officers used education and re-direction more than 33 times—a ratio identical to 2008. On average CSOs assisted the RCMP and the fire department about 29 times a month.



Enforcement		Other Services	
Alcohol units destroyed	1691	Assist Police	246
Verbal Warnings	1731	Assist Fire	110
Written warnings	233	Homeless contact	180
Municipal Tickets	59	Care/Concern	28
Detentions	178	SD 62 patrols	213
Emergency equipment use	15	Kilometers biked by CSOs	4874
Hazard mitigations	28	Officer obstruction	21
Impounds	41	Assist special event	16

CRD BYLAW ~ ANIMAL CONTROL

Animal Control

Overview



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

The contract includes management of dog licensing, the provision of pound services, 7-day-a-week enforcement of the City's Animal Control Bylaw, and other value-added service. For example, CRD Animal Care Services liaises with numerous animal welfare and adoption agencies, to ensure the best possible chance for unwanted and un-claimed animals.



Animal Control Services		
PATROL HOURS		1198
COMPLAINTS		320
Cats		34
Livestock		1
Dogs		
Total		249
At Large		172
Biting		23
Barking		54
Other Animals		45
ENFORCEMENT ACTIONS		210
IMPOUNDS		109
Cat		42
Dog		66
Other		1
POUND ACTIVITY		
Dogs		
To rescue agency		2
Adopted		4
Euthanized		2
Return to owner		60
Cats		
To rescue agency		15
Adopted		12
Euthanized		9
Return to owner		5
TOTAL POUND REVENUE		\$4,318



They regularly feature animals available for adoption on the CRD website.

CRD Animal Care Services also produces a brochure series called "Petiquette", with help for a range of common animal problems including dog barking, bite prevention, and child safety.

Fig. 3: 2009 Animal Control Statistics

POLICE SERVICES ~ RCMP



Royal Canadian
Mounted Police

Officer In Charge
West Shore RCMP
698 Atkins Avenue
Victoria, BC, V8B 3A4

Mayor Stewart Young
City of Langford
2nd Floor, 877 Goldstream Avenue
Victoria, BC
V8B 2X8

Dear Sir:

CITY OF LANGFORD	
Gendarmerie royale du Canada	
JAN 14 2010	
<input type="checkbox"/>	Recieve & File
<input type="checkbox"/>	Clerk Administrative
<input type="checkbox"/>	City Engineer
<input type="checkbox"/>	City Planner
<input type="checkbox"/>	Fireman
<input type="checkbox"/>	Building Manager
<input type="checkbox"/>	Police Manager
<input type="checkbox"/>	Public Manager
<input checked="" type="checkbox"/>	City Council Committee
<input type="checkbox"/>	Council Agenda
<input type="checkbox"/>	Executive Council

Security Classification/Designation
Classification/Désignation sécuritaire

UNCLASSIFIED

Your File - Votre référence

Our File - Notre référence

302-3-1

Date

January 11, 2010

RE: Monthly Policing Report - December, 2009

There were Eight hundred and seventy four (874) calls or occurrences received during the month of December. Below is a snapshot of various police occurrences for the month of December, 2009.

Occurrence	This month	This month last year	Year-to-date	Last year-to-date
Assaults (including Sex Assaults)	21	22	288	269
Break & Enter - Business	4	3	45	44
Break & Enter - Residence	13	15	106	108
Break & Enter - Sheds / Other	2	0	35	33
Theft from Vehicle Over & Under \$5000	35	23	357	355
Theft of Vehicle Over & Under \$5000	14	11	131	128
Theft Over & Under \$5000	18	29	302	313
Possession of Stolen Property	3	3	33	88
Mischief / Property Damage Over / Under \$5000	66	45	590	680

POLICE SERVICES ~ RCMP

Drug Related Occurrences	23	11	279	210
Occurrence	This month	This month last year	Year-to-date	Last year-to-date
Traffic Collision Fatal	0	0	0	0
Traffic Collision - Non-Fatal Injury	7	5	102	77
Traffic Collision - Damage Over \$1,000	25	34	328	271
Impaired Operation of a vehicle	11	6	137	8
Roadside Suspension - 24hr	2	3	125	51
Other traffic moving	19	16	373	1000
Other traffic non-moving	19	17	277	308
Written Warnings	0	3	335	248

For your information, please find enclosed copies of the following reports for the month of December, 2009:

- Guardroom Statistics
- Criminal Record Check Statistics

Sincerely,



M. Fisher, Inspector
Office in Charge
West Shore RCMP

POLICE SERVICES ~ RCMP

Guard Room Stats

MONTH ENDING: December

<u>MONTH</u>						
Municipality	SIPP	CRIMINAL CODE ARRESTS	OTHER P.D.	ADULT	YOUNG OFFENDER	TOTAL
Langford	13	21		28	6	34
Colwood	1	4		5	0	5
View Royal	0	6		5	1	6
Provincial	4	22		20	6	26
TOTALS	18	53	4	58	13	71

<u>YEAR TO DATE</u>						
Municipality	SIPP	CRIMINAL CODE ARRESTS	OTHER P.D.	ADULT	YOUNG OFFENDER	TOTAL
Langford	320	282		503	65	568
Colwood	47	67		120	22	142
View Royal	111	195		164	14	178
Provincial	131	188		213	40	253
TOTALS	609	613	53	1000	141	1141

(559)

(613)

	Month	YTD
Guard Hours	600.5	7017.0
Meals	57	573

POLICE SERVICES ~ RCMP

CRIMINAL RECORD CHECKS FOR DECEMBER 2009				
MUNICIPALITY	VOLUNTEERS	PAID	APPLICANTS IN TOTAL	TOTAL
Langford	24	34	58	\$1,700.00
Colwood	7	9	16	\$460.00
View Royal	4	12	16	\$500.00
Metchosin	2	8	10	\$400.00
Highlands	1	2	3	\$100.00
Songhees Nation	0	0	0	\$0.00
Esquimalt Nation	0	0	0	\$0.00
Other	0	0	0	\$0.00
TOTAL	38	65	103	
			TOTAL	\$3,250.00
			Volunteers at \$50	\$1,900.00
			Possible Total	\$5,150.00

% taken from "Applicants in Total"

Category	Percentage
White	55.34%
Light Gray	15.53%
Dark Gray	10.67%
Black	9.71%
Medium Gray	2.8%

FINGERPRINTS/CERTIFICATES				
MUNICIPALITIES			APPLICANTS	TOTAL
Langford	2neg		10	\$500.00
Colwood			2	\$100.00
View Royal			1	\$50.00
Metchosin			1	\$50.00
Highlands			0	\$0.00
Songhees Nation				\$0.00
Esquimalt Nation				\$0.00
Other			14	\$700.00
			GRAND TOTAL	\$3,950.00

CITY OF LANGFORD RESULTS

2009

Objectives: That Council establish the following as its Statement of Municipal Objectives for 2010.

Measures: Measures that will be used to determine progress respecting those objectives. For the current year 2010 (set in 2008 annual report).

Results: Results for 2009 based on measures for objectives.

- | | |
|--------------|---|
| A. Objective | To improve drainage along Happy Valley Road. |
| A. Measure | Completion of the Englewood Storm Sewer initiating in 2008. |
| A. Result | Completed this budgeted portion of the Englewood Storm sewer. |
| | |
| B. Objective | To create an overflow route for the downtown core. |
| B. Measure | To complete a storm drain on Peatt Road as an overflow route for the downtown core. This drain is to start at Orono and under the rail tracks to Meaford Avenue and discharge in Colwood Creek. |
| B. Result | Completed. |
| | |
| C. Objective | To meet requirements of the Dam Safety Regulations – Irwin Dam. |
| C. Measure | The Irwin Dam was assessed for safety in accordance with the Dam Safety Regulations. It has been assessed a 'significant' risk using the Dam Safety Regulation rating system and requires structural upgrades.
Work will include improvements to the spillway and installation of a low level outlet to allow the embayment to be drained in future as needed. |
| C. Result | Complete. |
| | |
| D. Objective | To provide valuable information to help design and maintain Langford's drainage systems. |
| D. Measure | To complete a Stormwater Management Plan and update the DCC Storm Program accordingly. |
| D. Results | Complete and ongoing into the 2010 Budget. |
| | |
| E. Objective | Ensure the workability and functionality of existing drainage in the Lake Ida Ann Drainage area. |
| E. Measure | Storm drainage infrastructure is failing and requires replacement as part of logical capital infrastructure protection. |
| E. Result | Due to not receiving a grant award, this project did not proceed. |
| | |
| F. Objective | To replace and upgrade the City storm drains in easements through private property as required to protect private houses and landscaping. |
| F. Measure | 800mm steel culvert has reached the end of its life span and displays rust perforations through the invert causing washout and sink-holes in private yards. |
| F. Result | Completed the failed storm drain at 1036 El Paseo Place. |

CITY OF LANGFORD RESULTS

2009

- G. Objective Contain overland flow from Luxton Road channels and improve water quality.
 G. Measure To replace recently constructed temporary ponds. This is a high priority stormwater detention pond required to provide detention associated with Luxton Road channels and located south of Englewood Avenue. Englewood is the location of a smaller detention pond constructed in 2008.
 G. Result Luxton detention pond construction is underway.
- H. Objective Expand open channels on the west side of Luxton Road and to address flooding problems.
 H. Measure Luxton Road stormwater channel improvements from Marwood to Lippincott.
 H. Result Complete.
- I. Objective To assist with developer-funded downstream storm sewer improvements.
 I. Measure Contributions toward drainage improvements initiated by developers in the South Langford drainage area.
 I. Result Complete.
- J. Objective Long term planning for stormwater assessment and control in the Triangle Mountain area.
 J. Measure Walfred Road culvert failed twice in the last three years. To standardize and improve driveway culverts including removal of any unnecessary for access. Re-grade and armour roadway ditches and shoulders to prevent future washouts and exposure of CRD water main.
 J. Result Study completed.
- K. Objective To improve stormwater infiltration in low areas where piping is impractical.
 K. Measure Soak away manholes with attached catch basins to eliminate roadway flooding and or ponding at land-locked locations as approved by the City Engineer.
 K. Result Ongoing.
- L. Objective To reduce frequency of flooding attributable to City drainage flows.
 L. Measure To improve drainage capacity and upgrade worn-out culverts on various Langford roadways.
 L. Result Ongoing.
- M. Objective To increase capacity of drainage networks in south Langford.
 M. Measure Design of drainage system improvements to Bilston Creek.
 M. Result Carried over to 2010 Budget.

CITY OF LANGFORD RESULTS

2009

- N. Objective To obtain right-of-ways over drainage courses allowing legal access for observation and maintenance.
- N. Measure Survey and legal costs for obtaining right-of-ways over existing drainage courses where right-of-ways currently exist.
- N. Result Did not proceed.
-
- O. Objective To strengthen the road network by adding a north / south connection at Peatt / Station / Meaford intersection.
- O. Measure Completion of the Peatt – Phipps corridor between Goldstream and south of Revilo Place.
- O. Result Completed.
-
- P. Objective To determine the quality, effectiveness and feasibility of porous pavement.
- P. Measure Pilot program designed to test the feasibility of utilizing porous pavement. Porous pavements address the problems of erosion, flooding and pollution arising from increased runoff due to urbanization. This pilot project investigates the use of porous pavements in the City of Langford, plus a 5-year monitoring program to see if this can be used at other locations in Langford.
- P. Result Complete, monitoring ongoing.
-
- Q. Objective To facilitate north – south movement over the Trans Canada Highway and to have a second access route to Bear Mountain.
- Q. Measure Provision of a detailed design of the southwest quadrant ramps for the Spencer Interchange, both in the eastbound direction. Provision of a detailed design of the Savory wall, safety fencing and the bridge construction.
- Q. Result Design complete and the project is ongoing.
-
- R. Objective To analyze and reconstruct Millstream Road north of Treanor Avenue.
- R. Measure Design complete. This section of road is a main artery serving new development, public works yard and another municipality.
- R. Result Complete.
-
- S. Objective To develop a Happy Valley (Sooke to Latoria) standard cross-section to aid developers in designing their frontages.
- S. Measure Completion of the design needed in order to properly facilitate further development improvements.
- S. Result Complete.
-
- T. Objective Develop a conceptual plan and cross-section for Walfred to identify road right of way requirements and manage future traffic demands and parking.
- T. Measure To obtain a design to ease the exceeded maximum traffic on Walfred Road.
- T. Result Design complete.

CITY OF LANGFORD RESULTS

2009

- U. Objective To provide a consistent design of our streetscapes and infrastructure – Bylaw 1000.
- U. Measure Completion of updates to reflect the current engineering practices and standards that are required of development.
- U. Result Updates received and compiled, adoption of Bylaw 1000 in 2010.
-
- V. Objective New road analysis to update the City's DCC Program for roads.
- V. Measure Completion of upgrade to the DCC Program for increasing the road network.
- V. Result Not completed in 2009.
-
- W. Objective To improve the current outbound road closure by adding a turning loop at the Goldstream and Trans Canada Highway exit.
- W. Measure To design and construct an off-ramp to include parking for the trail system and maintain access to private lands.
- W. Result Most of the design is complete with the project estimated for 2010 completion.
-
- X. Objective Complete non-committed portions of the Spencer Interchange Project.
- X. Measure Savory retaining wall construction, grading contract, crushing contract and utilities.
- X. Result Ongoing.
-
- Y. Objective To remove traffic loading on Millstream Road and service future development areas.
- Y. Measure Completion of the Langford North Connector which services lands to the north.
- Y. Result Due to not receiving a grant award, this project did not proceed.
-
- Z. Objective Encourage and improve safety for walking and cycling in the community as well as provide safe routes to school.
- Z. Measure Construction of bike lanes and sidewalks from Leigh Road to Spencer Road fronting the school pending the approval of the LocalMotion grant.
- Z. Result Complete.
-
- AA. Objective Encourage and improve safety for cycling in the community and finalize the loop around Langford Lake.
- AA. Measure Construction of bike lanes from Leigh to Westshore Parkway pending on the CIPP (Cycling) grant approval.
- AA. Result Due to not receiving a grant award, this project did not proceed.
-
- BB. Objective To promote and increase safety for pedestrian traffic.
- BB. Measure Install a pedestrian overpass across the Trans Canada Highway to serve the neighbourhood to the north.
- BB. Result Due to not receiving a grant award, this project did not proceed.

CITY OF LANGFORD RESULTS

2009

- | | | |
|-----|-----------|---|
| CC. | Objective | To improve response times for winter conditions. |
| CC. | Measure | Install a weather station for monitoring snow and ice conditions for high elevation residential areas. |
| CC. | Result | Complete. |
| | | |
| DD. | Objective | To promote the City's green infrastructure. |
| DD. | Measure | To implement a free bike program and compliment green initiatives with signage and markings to identify Langford's green transportation alternatives (bike, walk, trolley, ALR, donate a tree). |
| DD. | Result | Ongoing. |
| | | |
| EE. | Objective | To monitor Atkins Avenue from Selica to 382 Atkins and record data. Sunheights and Bear Mountain added to the monitoring for 2008. |
| EE. | Measure | Continuous slope stability monitoring by staff of Atkins Avenue, geotechnical analysis, possible emergency repair and contingency. |
| EE. | Result | Ongoing. |
| | | |
| FF. | Objective | To improve the efficiency of the current roundabout and redesign to include a 4 th -leg to the east to connect with Larkhall Road. |
| FF. | Measure | Obtain a detailed design for a 4 th -leg roundabout and connecting roadway. Design to be completed in 2009 and work to proceed in 2010. |
| FF. | Result | Design almost complete – proposed in the 2010 Budget for construction. |
| | | |
| GG. | Objective | To relocate the Langford Park and Ride to Station near Veterans Memorial Parkway. |
| GG. | Measure | The Park and Ride at Peatt and Veterans Memorial Parkway is making way for the BC Ambulance/Emergency Services building. Existing Park and Ride at Station near Veterans Memorial Parkway to be improved. |
| GG. | Results | Budgeted for in 2010. |
| | | |
| HH. | Objective | To improve safety and mitigate emergency culvert replacements along Finlayson Arm Road. |
| HH. | Measure | To reconstruct Finlayson Arm Road to improve sightlines, install minor drainage and widen the road at three locations. |
| HH. | Result | Complete. |
| | | |
| II. | Objective | To improve safety on Humpback Road. |
| II. | Measure | Reconstruct Humpback Road to improve sightlines, install minor drainage and widen the road. |
| II. | Result | Design complete. |

CITY OF LANGFORD RESULTS

2009

- JJ. Objective Infill sections of sidewalk for complete pedestrian routes and complete safe routes to school.
- JJ. Measure The committed portion of money in 2009 is for the completion of Station from the Legion to Veterans Memorial Parkway. Other sidewalks will be considered if the budget allows. Next proposed location would be the connection to Spencer School for the Goldstream north side between Carlow and Leigh Road.
- JJ. Result Completed both sidewalks.
-
- KK. Objective To assist people getting around Langford and advertise ourselves.
- KK. Measure To install directional signage throughout the City to help residents and shoppers find all the amenities our community has to offer.
- KK. Result No budget to do Wayfinding.
-
- LL. Objective To beautify South Langford and embody the community spirit.
- LL. Measure To have kids 'pint-by-numbers' a mural on the side of the trolley station as well as to provide neon signage.
- LL. Result Project proposed for the future.
-
- MM. Objective To anchor the downtown core and be another attraction for residents and visitors to the area.
- MM. Measure Purchase a4-sided clock tower with an adjustable chiming mechanism. Planned for Goldstream at Bryn Maur Road enhancing corridor which lacks aesthetics as it is quite wide and constructed to highway standards.
- MM. Results Installation timing is dependent on the Goldstream/Bryn Maur roundabout construction.
-
- NN. Objective To provide a higher level of service for the public at little cost.
- NN. Measure Install benches, garbage cans, bike racks and other amenities throughout Langford.
- NN. Result Budgeted portion complete. Ongoing.
-
- OO. Objective To provide improved safety and better service for the Happy Valley area as well as provide gaps in traffic for the Sooke commercial businesses.
- OO. Measure Completion of signaling of the Happy Valley / Sooke Road intersection and improvements to the Galloping Goose crossing.
- OO. Result Complete.
-
- PP. Objective To highlight Bryn Maur Road as Langford's latest bicycle and pedestrian friendly roadway.
- PP. Measure Bryn Maur Road is the future site of pedestrian and bicycle friendly road way. Illuminating the street sign will bring the road to the attention of the public.
- PP. Result This project was cancelled.

CITY OF LANGFORD RESULTS

2009

QQ. Objective	Street light dimming – to reduce energy consumption, reduce greenhouse gas emissions and reduce operating costs.
QQ. Measure	Cost-sharing opportunity with BC Hydro to install light dimming devices in street lights for use at early hours of the morning. A tentative trial location along Millstream Road.
QQ. Result	Ongoing.
RR. Objective	To provide service connections to amenity lots.
RR. Measure	Installation of service connections related to development.
RR. Result	Annual expectation of service connects met for 2009. Ongoing for 2010.
SS. Objective	To provide an alternative to burning.
SS. Measure	Staff will investigate the possibility of establishing a user-pay green waste utility (composting, leaf/brush drop-off). Land could also be used for snow storage in the winter.
SS. Result	Ongoing meetings with companies for a City Contract.
TT. Objective	Continued improvements at City Center Park.
TT. Measure	completion of Stadium and field #2, status of bowling and arena facilities.
TT. Results	Stadium completed May 23 rd , field #2 underway.
UU. Objective	installation of trails and pathways at City Centre Park.
UU. Measure	types of trail installed and length.
UU. Results	Multiuse trail at City Centre Park added.
VV. Objective	increase public access to lakes.
VV. Measure	access features installed.
VV. Results	Model boat launch installed at City Centre Park ponds.
WW. Objective	establish tree nursery at Willing Park.
WW. Measure	tree nursery completed.
WW. Results	Tree nursery not suitable for Willing Park due to flooding concerns during heavy rain events.
XX. Objective	Greening the Downtown Core.
XX. Measure	installation of 300 deciduous street trees within Langford's downtown.
XX. Results:	50 trees installed.
YY. Objective	Continued improvements under the Recreation 2010 initiative.
YY. Measure	facilities installed.
YY. Results:	Stadium City Centre Park pond completed.

CITY OF LANGFORD RESULTS 2009

- ZZ. Objective Completion of Parks Masterplan.
Measure Plan completed.
Results Plan deferred until Parks Staff is available.



Pond at Bear Mountain Stadium



Bryn Maur Road



Langford Lake

COUNCIL OBJECTIVES AND MEASURES 2010

- A. Objective Goldstream Exit at Trans Canada Highway - To improve the current outbound road closure by adding a turning loop. Traffic calming for safety. All paid for by the Ministry of Transportation as part of the Spencer Road Interchange Project.
Measure Design and construction of an off-ramp to include parking for the trail system, a pedestrian cross walk and speed monitoring sign. This is a contractually committed project from 2009.
- B. Objective Goldstream Avenue Roundabout & Landscaping Project – To improve the safety of downtown, make it more pedestrian friendly and improve the aesthetics of downtown.
Measure Design and construction of a roundabout on Goldstream Avenue at Bryn Maur Road. This is a contractually committed project from 2009.
- C. Objective Completion of the Spencer Interchange Phase 1 – To remove traffic loading on Millstream Road and service future development areas.
Measure Savory retaining wall construction, grading contract and the crushing contract.
- D. Objective Spencer Interchange Utilities – To complete the non-committed portions of the Spencer Interchange project.
Measure The design, tender and construction of utilities in Leigh Road, Brock Avenue and part of the Bear Mountain Parkway corridor.
- E. Objective Sanitary Sewer Servicing Review – A report will come to Council in 2010 with recommendations on servicing agreement moving forward.
Measure Staff have been working with Corix to review the terms and conditions of the existing sanitary sewer servicing agreement.
- F. Objective Failed Storm Drain Improvement – 1036 to 1044 El Paseo Place – To replace and upgrade City Storm Drains in easements through private property as required to protect private houses and landscaping. This is an ongoing project from 2009.
Measure 800mm steel culvert has reached the end of its life span and displays rust perforations through the invert causing washouts and sink-holes in private yards. Some work was done in 2009.
- G. Objective Miscellaneous Culverts, Drainage – Replacements/Upgrades – To reduce frequency of flooding attributable to City drainage flows.
Measure To improve drainage capacity and upgrade worn-out culverts on various Langford roadways.
- H. Objective South Langford Drainage Study Phase 2 and Ongoing Works – To Update the South Langford Stormwater Management Plan to incorporate work done since 2007 and ongoing external opinions as needed.
Measure In 2007, the City contracted Focus to complete the South Langford Stormwater Management Plan. The City cross references this plan for both capital project planning and to help with land development planning.

COUNCIL OBJECTIVES AND MEASURES 2010

- I. Objective Miscellaneous Service Connections – To provide service to amenity lots.
Measure Installation of service connections related to development.
- J. Objective Triangle Mountain Upgrade: Walfred Road Culvert Replacement – Long term planning for stormwater assessment and control in this area.
Measure Culvert failed twice in the last three years. Standardize and improve driveway culverts including removal of any unnecessary for access. Re-grade and armour roadway ditches and shoulders to prevent future washouts and exposure of the CRD watermain.
- K. Objective Weather Monitoring Equipment – To improve response times for winter conditions and monitor flood conditions. This is the last monitoring station in a series proposed to date and is proposed for South Langford.
Measure Install a weather station for monitoring snow and ice conditions for high elevation residential areas and monitor flood conditions.
- L. Objective Luxton Detention Pond – To contain overland flow from Luxton Road channels and improve water quality. Project is $\frac{2}{3}$ rds grant funded.
Measure To replace recently constructed temporary ponds. High priority stormwater detention pond required to provide detention associated with Luxton Road channels.
- M. Objective Firehall Creek Improvements – Expand open channels on west side of Luxton Road and to address flooding problems.
Measure Luxton Road stormwater channel improvements from Marwood to Lippincott roads. Project is $\frac{2}{3}$ rds grant funded.
- N. Objective Langford Advertising Screens – To provide high visibility advertising with a business case for self-pay back.
Measure Two signs. One single sided, one double sided at prominent locations in the City (north of Highway and at Veterans Memorial Parkway and Goldstream).
- O. Objective Hazelwood Storm Drain Detailed Design/Construction – This stormwater pipe is part of the overall South Langford Stormwater Plan.
Measure Detailed design in anticipation of construction of a stormwater pipe on Hazelwood Avenue from Marwood south to Englewood Avenue (estimated at 550m of pipe) to enclose the existing ditch.
- P. Objective Sidewalk Infill Program – To improve active transportation.
Measure Completion of sidewalks in areas that include schools, trail connections and high pedestrian traffic areas.
- Q. Objective Veterans Memorial Parkway Signal Traffic Timing Project – To better utilize the existing roads to circulate local traffic.
Measure Traffic signal timing is key on Veterans Memorial Parkway to keep local traffic movements controlled.

COUNCIL OBJECTIVES AND MEASURES 2010

- | | | |
|-----|-----------|---|
| R. | Objective | Happy Valley Storm Drain from Tayberry to Acadian – To better utilize the capacity in the new South Langford system. This would eliminate two deteriorated Ministry of Transportation drains crossing private property. |
| | Measure | Extension of the new Happy Valley Englewood drainage north to Happy Valley School yard drainage. |
| S. | Objective | Savory School to Atkins/Selica trail/sidewalk/multiuse lane – To improve pedestrian/cycling network in this area. |
| | Measure | Design the access improvements Savory School to Atkins Avenue. |
| T. | Objective | Goldstream Avenue Pedestrian Refuge – Council resolution December 2009 to include in budget, with staff instructed to find funding in ICBC or other sources. |
| | Measure | Controlled cross walk on Goldstream Avenue at Langford Lake Park. |
| U. | Objective | Transit Furniture – To provide a higher level of service for the public at little cost. |
| | Measure | Install benches at transit stops in Langford. The Parks Department Budget has garbage cans, bike racks, etc. |
| V. | Objective | Peatt Road at Brock Avenue Roundabout – To improve the efficiency of the current roundabout and redesign to include a 4 th -leg to the east to connect with Larkhall Road. |
| | Measure | Obtain detailed design for 4 th -leg roundabout and connecting roadway. Conceptual design completed in 2009, some residual costs. Construction would be developer and possibly ICBC grant funded. |
| X. | Objective | Core Area Stormwater Sewer Extension Study – In anticipation of upzoning and ongoing development in the downtown core to meet the goals of the OCP and continue from the economic stimulus package of 2009. |
| | Measure | Complete stormwater management study of Downtown Core. |
| Y. | Objective | Transportation Sub-Area Model Update – To provide better base data for transportation studies required during rezoning/redevelopment in Langford. |
| | Measure | To work with CRD and re-assess the Langford transportation computer model. |
| Z. | Objective | Street Light Dimming – To reduce energy consumption, reduce greenhouse gas emissions and reduce operating costs. |
| | Measure | Cost sharing opportunity with BC Hydro to install light dimming devices in street lights for use at early hours of the morning. Tentative trial location - along Millstream Road. |
| AA. | Objective | Work Truck – Beautification Workers – To continue to maintain Langford's infrastructure. |
| | Measure | Current bucket truck is not sufficient and requires a better bucket truck to continue to maintain baskets, tree lights, etc. |

COUNCIL OBJECTIVES AND MEASURES 2010

- | | | |
|-----|-----------|---|
| BB. | Objective | Station Avenue Drainage & Parking – To continue to provide adequate transit oriented areas. |
| | Measure | Address concerns on Station Avenue regarding drainage and parking as needed throughout the year. |
| CC. | Objective | Ditch Improvements – Bilston Creek – To increase capacity of drainage networks in South Langford. |
| | Measure | Ongoing works in the Bilston Creek area. |
| DD. | Objective | Seepage Pits – To improve stormwater infiltration in low areas where piping is impractical. |
| | Measure | Soak away manholes with attached catch basins to eliminate roadway flooding and or ponding at land-locked locations as approved by the City Engineer. |
| EE. | Objective | Wayfinding – To assist people getting around Langford and advertise ourselves. |
| | Measure | To install directional signage throughout the City to help residents and shoppers find all the amenities our community has to offer. |
| FF. | Objective | Continued improvements at City Center Park. |
| | Measure | Status of bowling and arena facilities. |
| GG. | Objective | Continue expansion of trail system. |
| | Measure | types of trail installed and length. |
| HH. | Objective | increase public access to lakes. |
| | Measure | access features installed. |
| II. | Objective | Tree installation – City wide planting. |
| | Measure | quantity of trees installed. |
| JJ. | Objective | Continue to work with CRD Parks on E&N Rail Trail. |
| | Measure | Progress of design for Savory to Aktins trail section. |
| KK. | Objective | Re-establishment of drainage corridor in Westhills. |
| | Measure | Progress of design and construction. |
| LL. | Objective | landscaping of Goldstream Station. |
| | Measure | Completion of landscape. |
| MM. | Objective | Installation of water wise components into City's irrigation systems. |
| | Measure | quantity of water reduction. |

COUNCIL OBJECTIVES AND MEASURES 2011

- A. Objective Continued improvements at City Center Park.
Measure Completion of bowling and arena facilities.
- B. Objective Continue expansion of trail system.
Measure types of trail installed and length.
- C. Objective increase public access to lakes.
Measure access features installed.
- D. Objective Tree installation – City wide planting.
Measure quantity of trees installed.

CITY OF LANGFORD

**British Columbia
Canada**



Consolidated Financial Statements

Fiscal Year Ended December 31, 2009

Consolidated Financial Statements of

CITY OF LANGFORD

Year ended December 31, 2009



CITY OF LANGFORD

**British Columbia
Canada**

Municipal Council

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

Municipal Officers

Administrator	Jim Bowden, MPA
Treasurer	Steve Ternent, CGA
City Engineer	John Manson, P. Eng.
City Planner	Matthew Baldwin, MCIP
Fire Chief	Bob Beckett, MA
Auditors	KPMG
Solicitors	Young Anderson
Bankers	Bank of Montreal
Police	RCMP-West Shore

CITY OF LANGFORD

Consolidated Financial Statements

Year ended December 31, 2009

Financial Statements

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

MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

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

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

The 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 external auditors to satisfy themselves that management responsibilities are properly discharged, to review the consolidated financial statements and to recommend approval of the consolidated financial statements to Council.

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



Administrator



Treasurer



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

Telephone (250) 480-3500
Fax (250) 480-3539
Internet www.kpmg.ca
Internet 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 as at December 31, 2009 and the consolidated statements of operations, change in net debt and cash flows 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, 2009 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

April 16, 2010

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

CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2009, with comparative figures for 2008

	2009	2008 (Restated - note 2)
Financial assets:		
Cash and cash equivalents (note 3)	\$ 9,406,956	\$ 12,496,550
Property taxes receivable	4,618,210	2,855,070
Accounts receivable	4,378,263	4,768,692
Other assets	175,962	14,789
	<u>18,579,391</u>	<u>20,135,101</u>
Financial liabilities:		
Accounts payable and accrued liabilities	5,615,118	7,604,328
Prepaid property taxes and licences	425,204	702,843
Deferred revenue (note 4)	11,163,023	11,936,291
Refundable deposits	6,192,442	5,991,822
Debt (note 5):		
Short-term	19,024,927	14,718,000
Long-term	3,308,306	3,994,656
Capital lease obligations (note 5)	603,199	19,491
	<u>46,332,219</u>	<u>44,967,431</u>
Net debt	(27,752,828)	(24,832,330)
Non-financial assets:		
Tangible capital assets (note 6)	249,911,714	235,675,607
Sewer franchise agreement (note 7)	4,910,653	4,246,405
Land held for resale	7,299,181	6,944,336
Prepaid expenses	145,140	275,322
	<u>262,266,688</u>	<u>247,141,670</u>
Accumulated surplus (note 8)	<u>\$ 234,513,860</u>	<u>\$ 222,309,340</u>

Commitments and contingencies (note 12)

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



Treasurer

CITY OF LANGFORD

Consolidated Statement of Operations

Year ended December 31, 2009, with comparative figures for 2008

	Budget (unaudited - note 13)	2009	2008 (Restated - note 2)
Revenue:			
Taxation, net (note 9)	\$ 17,888,900	\$ 17,948,938	\$ 16,393,304
Development cost charges	4,777,400	3,422,432	4,446,395
Sewer capital recovery fees	-	1,206,970	1,897,470
Utility charges	5,000	5,000	5,000
Other	1,386,550	3,747,728	3,594,790
Licences and permits	1,497,400	1,724,566	2,256,274
Penalties and interest	332,500	586,631	362,054
Government transfers (note 10)	27,645,900	2,628,213	3,714,689
Commercial leasing	326,200	368,429	329,654
Casino	1,200,000	1,332,637	1,400,163
Investment earnings	178,000	(20,298)	131,326
Developer and property owner contributions	20,101,000	8,092,734	4,590,338
Gain on sale of tangible capital assets	-	3,800	6,946
Total revenue	75,338,850	41,047,780	39,128,403
Expenses:			
General government services:			
Legislative	303,000	283,033	332,191
Administrative	2,028,200	2,574,954	2,511,856
Other	879,100	805,891	610,976
	3,210,300	3,663,878	3,455,023
Protective services:			
Police and bylaw enforcement	4,838,400	4,720,933	4,331,977
Fire protection and emergency response	2,000,100	2,397,702	2,173,128
Building inspection and other	556,000	543,630	712,627
	7,394,500	7,662,265	7,217,732
Engineering and public works:			
Common services	868,500	963,313	838,887
Subdivision services	428,200	468,005	425,960
Roads, streets and storm drainage	4,031,000	5,229,243	3,544,363
	5,327,700	6,660,561	4,809,210
Community services:			
Environmental and development services	1,246,800	1,122,408	1,136,983
Recreation and cultural services	5,013,600	5,184,533	3,888,808
West Shore Parks and Recreation (note 14)	-	2,267,003	873,185
	6,260,400	8,573,944	5,898,976
Utility and enterprise services:			
Sewer infrastructure	-	1,896,931	805,885
Sewer maintenance	-	519	1,572
Debt interest	434,000	385,162	522,033
	434,000	2,282,612	1,329,490
Total expenses	22,626,900	28,843,260	22,710,431
Annual surplus	52,711,950	12,204,520	16,417,972
Accumulated surplus, beginning of year	222,309,340	222,309,340	205,891,368
Accumulated surplus, end of year	\$ 275,021,290	\$ 234,513,860	\$ 222,309,340

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

CITY OF LANGFORD

Consolidated Statement of Change in Net Debt

Year ended December 31, 2009, with comparative figures for 2008

	Budget (unaudited - note 13)	2009	2008 (Restated - note 2)
Annual surplus	\$ 52,711,950	\$ 12,204,520	\$ 16,417,972
Acquisition of tangible capital assets	(64,597,900)	(13,639,268)	(24,338,989)
Increase in land held for resale	-	(554,994)	-
Amortization of tangible capital assets	-	4,445,633	4,232,074
Gain on sale of tangible capital assets	-	(3,800)	(6,946)
Loss on sale of tangible capital assets	-	86,700	-
Proceeds on sale of tangible capital assets	-	13,800	6,946
Loss on sale of land held for resale	-	9,291	-
Proceeds on sale of land held for resale	-	190,858	-
Sewer capital recovery fees	-	(1,206,970)	(1,897,470)
Developer contributions of tangible capital assets	(20,101,000)	(5,144,690)	(1,231,875)
Write down of tangible capital assets	-	1,251,450	-
Change in proportionate share of West Shore	-	(703,210)	(1,509,458)
	(31,986,950)	(3,050,680)	(8,327,746)
Consumption (acquisition) of prepaid expenses	-	130,182	(109,831)
	-	130,182	(109,831)
Change in net debt	(31,986,950)	(2,920,498)	(8,437,577)
Net debt, beginning of year	(24,832,330)	(24,832,330)	(16,394,753)
Net debt, end of year	\$ (56,819,280)	\$ (27,752,828)	\$ (24,832,330)

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

CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2009, with comparative figures for 2008

	2009	2008
		(Restated - note 2)
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 12,204,520	\$ 16,417,972
Items not involving cash:		
Amortization of tangible capital assets	4,445,633	4,232,074
Gain on sale of tangible capital assets	(3,800)	(6,946)
Loss on sale of tangible capital assets	86,700	-
Developer contributions of tangible capital assets	(5,144,690)	(1,231,875)
Sewer capital recovery fees	(1,206,970)	(1,897,470)
Write down of tangible capital assets	1,251,450	-
Loss on sale of land held for resale	9,291	-
Actuarial adjustment on debt	(260,975)	(231,545)
Change in proportionate share of West Shore	(703,210)	(1,509,458)
Change in non-cash operating assets and liabilities:		
Property taxes receivable	(1,763,140)	(1,854,549)
Accounts receivable	390,429	3,865,655
Other assets	(161,173)	5,211
Accounts payable and accrued liabilities	(1,989,210)	1,854,302
Prepaid property taxes and licences	(277,639)	309,972
Deferred revenue	(773,268)	(558,890)
Refundable deposits	200,620	285,334
Prepaid expenses	130,182	(109,831)
	6,434,750	19,569,956
Capital activities:		
Acquisition of tangible capital assets	(13,639,268)	(24,338,989)
Increase in land held for resale	(554,994)	-
Proceeds on sale of land held for resale	190,858	-
Proceeds on sale of tangible capital assets	13,800	6,946
	(13,989,604)	(24,332,043)
Financing activities:		
Capital lease proceeds	624,689	-
Capital lease payments	(40,981)	(22,713)
Short-term debt proceeds	4,306,927	3,303,706
Long-term debt payments	(425,375)	(425,375)
	4,465,260	2,855,618
Decrease in cash and cash equivalents	(3,089,594)	(1,906,469)
Cash and cash equivalents, beginning of year	12,496,550	14,403,019
Cash and cash equivalents, end of year	\$ 9,406,956	\$ 12,496,550
Supplemental cash flow information:		
Cash paid for interest	\$ 619,360	\$ 928,583
Cash received from interest	89,557	510,050

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2009

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

1. Significant accounting policies:

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

(a) Reporting entity:

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

(b) Basis of accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(c) Government transfers:

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

(d) Deferred revenue:

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

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

1. Significant accounting policies (continued):

(e) Investment income:

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

(f) Cash equivalents:

Cash equivalents include short-term highly liquid investments with a term to maturity of 90 days or less at acquisition.

(g) Investments:

Investments are recorded at cost. Investments in the Municipal Finance Authority of British Columbia ("MFA") Money Market Funds are recorded at cost plus earnings reinvested in the funds.

(h) Long-term debt:

Long-term debt is recorded net of related sinking fund balances.

(i) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets, excluding land, are amortized on a straight line basis over their estimated useful lives as follows:

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

1. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(i) Tangible capital assets (continued)

Annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets

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

(iii) Works of art and cultural and historic assets

Works of art and cultural and historic assets are not recorded as assets in these financial statements.

(iv) Interest capitalization

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

(v) Leased tangible capital assets

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

(vi) Inventory of supplies

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

1. Significant accounting policies (continued):

(j) Use of estimates:

The preparation of financial statements in conformity with Canadian 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 financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating provisions for accrued liabilities and in performing actuarial valuations of employee future benefits.

In addition, the City's implementation of the Public Sector Accounting Handbook PS3150 has required management to make estimates of historical cost and useful lives of tangible capital assets.

Actual results could differ from these estimates.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

2. Change in accounting policy:

The City has implemented PSAB sections 1200 Financial Statement Presentation and 3150 Tangible Capital Assets. Section 1200 establishes general reporting principles and standards for the disclosure of information in government financial statements. The financial statement format has been changed from prior years to comply with this standard. Section 3150 requires governments to record and amortize their tangible capital assets in their financial statements. In prior years, tangible capital asset additions were recorded as expenditures and then were set up as capital assets in the Statement of Financial Position. The capital assets were not amortized.

Methods used for determining the cost of each major category of tangible capital assets

The financial information recorded includes the actual or estimated historical cost of the tangible capital assets. When historical cost records were not available, other methods were used to estimate the costs and accumulated amortization of the assets. The City applied a consistent method of estimating the replacement or reproduction cost of the tangible capital assets for which it did not have historical cost records, except in circumstances where it could be demonstrated that a different method would provide a more accurate estimate of the cost of a particular type of tangible capital asset. After defining replacement or reproduction cost, indices including the consumer price index were used as a resource for determining appropriate indices in order to deflate the replacement or reproduction cost to an estimated historical cost at the year of acquisition.

This change has been applied retroactively and prior periods have been restated. This change in accounting policy has changed amounts reported in the prior period as follows:

Accumulated surplus at January 1, 2008:

Operating fund balance	\$ 4,737,963
Capital fund balance	(8,418,097)
Reserves	1,169,712
Reserve funds	2,469,642
Equity in physical assets	137,431,497
Accumulated surplus, as previously reported	137,390,717
Change in net book value of tangible capital assets	68,627,761
Deferred revenue, seniors	(127,110)
Accumulated surplus, as restated	\$205,891,368

Annual surplus (deficit) for 2008:

Net expenditures, as previously reported	\$ (7,308,907)
Assets capitalized but previously expensed	28,032,157
Amortization expense not previously recorded	(4,232,074)
Seniors revenue previously recognized	(73,204)
Annual surplus, as restated	\$ 16,417,972

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

3. Cash and cash equivalents:

	2009	2008
West Shore Parks and Recreation Society - bank deposits	\$ 1,321,741	\$ 1,211,085
Bank deposits	8,085,215	10,113,546
MFA - Money Market Fund	-	1,171,919
Total	\$ 9,406,956	\$ 12,496,550

4. Deferred revenue:

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

	2009	2008
Federal Gas Tax funds	\$ 1,205,561	\$ 719,494
Development cost charges	9,475,056	10,800,180
Hotel room tax	108,020	11,502
Other	374,386	405,115
Total deferred revenue	\$ 11,163,023	\$ 11,936,291

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

	2009	2008
Opening balance of unspent funds	\$ 719,494	\$ 468,883
Add:		
Amounts received during the year	663,042	332,274
Interest earned	8,702	18,242
	1,391,238	819,399
Less amount spent on projects and recorded as revenue	(185,677)	(99,905)
	\$ 1,205,561	\$ 719,494

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

4. Deferred revenue (continued):

Development cost charges:

	2009	2008
Opening balance of unspent funds	\$ 10,800,180	\$ 10,878,893
Add:		
Development cost charges received during year	1,988,950	3,935,484
Interest earned	85,156	432,198
	12,874,286	15,246,575
Less amount spent on projects and recorded as revenue	(3,399,230)	(4,446,395)
	\$ 9,475,056	\$ 10,800,180

5. Debt:

(a) Short-term debt:

Short-term debt is comprised on an interim financing facility through the TD Bank and bears interest at the Bankers Acceptance Rate plus stamping fee or prime minus 110 basis points.

(b) Long-term debt:

The City issues long-term debt instruments through the MFA. The amount payable of \$3,308,306 (2008 - \$3,994,656) is net of the sinking fund balance of \$5,886,611 (2008 - \$5,209,623).

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

	General	Sewer	Total
2010	\$ 129,527	\$ 295,849	\$ 425,376
2011	129,527	295,849	295,849
2012	129,527	251,129	380,656
2013	129,527	132,261	261,788
2014	95,465	119,702	215,167

(d) 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%.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

5. Debt (continued):

(e) Capital lease liability:

Year ending December 31:		
2010	\$	49,780
2011		49,780
2012		49,780
2013		49,780
2014		433,300
		<hr/> 632,420
Less amount representing interest (at rates ranging from 1.3% to 1.6%)		<hr/> 29,221
Present value of net minimum capital lease payments	\$	<hr/> 603,199

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

6. Tangible capital assets:

	Land	Land improvements	Buildings	Vehicles, machinery, equipment	Sewer and storm Infrastructure	Roads infrastructure	Assets under construction	West Shore	Total 2009	Total 2008
Cost:										
Opening	\$87,481,881	6,335,823	16,376,886	5,228,804	34,544,807	69,987,214	18,968,318	26,202,927	\$265,126,660	\$238,015,374
Additions	3,666,710	1,697,940	3,403,225	911,859	1,447,011	6,235,149	1,112,091	309,973	18,783,958	25,570,864
Disposals	-	-	-	(341,672)	(1,500,000)	(36,781)	-	-	(1,878,453)	(167,950)
Change in share	-	-	-	-	-	-	-	838,285	838,285	1,708,372
Balance, end of year	91,148,591	8,033,763	19,780,111	5,798,991	34,491,818	76,185,582	20,080,409	27,351,185	282,870,450	265,126,660
Accumulated amortization:										
Opening	-	1,357,628	1,956,658	2,311,445	4,215,020	15,388,172	-	4,222,130	29,451,053	25,674,448
Disposals	-	-	-	(268,253)	(248,550)	(13,500)	-	-	(530,303)	(167,950)
Amortization	-	293,690	387,751	450,674	601,502	1,714,085	-	455,209	3,902,911	3,698,939
Change in share	-	-	-	-	-	-	-	135,075	135,075	245,616
Balance, end of year	-	1,651,318	2,344,409	2,493,866	4,567,972	17,088,757	-	4,812,414	32,958,736	29,451,053
Net book value, end of year	\$91,148,591	6,382,445	17,435,702	3,305,125	29,923,846	59,096,825	20,080,409	22,538,771	\$249,911,714	\$235,675,607

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

6. Tangible capital assets (continued):

(a) Assets under construction

Assets under construction having a value of \$20,080,409 (2008 - \$18,968,318) have not been amortized. Amortization of these assets will commence when the asset is put into service. Major construction contracts of \$10,200,000 were in process at December 31, 2009 with estimated costs to complete of \$5,300,000.

Included in assets under construction is \$14,818,377 for work done on the Spencer Interchange. Upon completion of the project, ownership of the portion of the interchange that is in the Trans Canada Highway right of way will be transferred to the Province of BC. At December 31, 2009 the cost of the assets to be transferred totalled \$14,278,326.

(b) Contributed tangible capital assets

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed capital assets received during the year is \$5,144,690 (2008 - \$1,231,875) comprised of land \$3,666,710 (2008 - \$nil), sewer and storm infrastructure \$794,170 (2008 - \$nil) and roads infrastructure \$683,810 (2008 - \$1,231,875).

(c) Works of art and historical treasures

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

(d) Write-down of tangible capital assets

The write-down of tangible capital assets during the year was \$1,251,450 (2008 - \$nil).

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

7. Sewer franchise agreement:

During 2004, the City entered into a franchise and partnering agreement with West Shore Environmental Services Inc. ("WSES") and Terasen Utility Services Inc. The term of the agreement is 21 years, with a single 21 year renewal. Under the agreement, the City grants an exclusive franchise to WSES to design, construct, finance, own, 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 records the costs of sewer infrastructure constructed by WSES (2009 - \$210,184) and a corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected by WSES.

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

	Opening	Increase	Decrease	Closing
WSES sewer infrastructure				
Cost	\$ 31,935,654	\$ 210,184	\$ -	\$ 32,145,838
Accumulated amortization	(1,479,338)	(542,722)	-	(2,022,060)
	30,456,316	(332,538)	-	30,123,778
Remaining cost to be recovered	(26,209,911)	(210,184)	1,206,970	(25,213,125)
	-	-	-	-
	\$ 4,246,405	\$ (542,722)	\$ 1,206,970	\$ 4,910,653

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

8. Accumulated surplus:

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

	2009	2008
Surplus:		
Invested in tangible capital assets	\$231,885,935	\$221,189,865
Invested in land held for resale	7,299,181	6,944,336
Other	(6,872,318)	(8,968,143)
Total surplus	232,312,798	219,166,058
Reserves set aside by Council:		
Future assessment appeals	888,943	922,931
Future operational contingencies	685,757	625,594
Carry-forward capital projects	127,744	-
West Shore	450,886	482,366
Total reserves	2,153,330	2,030,891
Reserve funds set aside for specific purposes by Council:		
Capital works	(3,665,150)	(2,694,976)
Archeological assessment	33,437	11,963
Affordable housing	532,399	471,590
Parks and open space	1,771,182	1,560,218
Parkland improvement	228,856	88,898
General amenity	478,107	301,608
Statues, art, beautification	100,795	100,270
Equipment replacement	261,511	396,658
City park	(865,112)	(1,201,601)
Sidewalk capital	25,969	169,020
Bear Mountain firehall	651,616	481,084
Special police capital	225,457	221,173
Westhills amenity	-	1,101,206
ALR acquisition	105,552	31,778
South Langford storm water	143,158	63,720
School crossing guard	7	4
Downtown parking	19,948	9,778
Total reserve funds	47,732	1,112,391
	\$234,513,860	\$222,309,340

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

9. Taxation:

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

	2009	2008
General	\$ 17,586,631	\$ 16,068,295
Revenue in lieu of taxes	92,126	86,633
Collections for other governments	20,591,470	19,022,483
1% utility taxes	270,181	238,376
	38,540,408	35,415,787
Less taxes levied for other authorities:		
Capital Regional District - General Operating	2,515,151	2,422,742
Revenue in lieu of taxes	69,784	64,262
Capital Regional Hospital District	1,461,761	1,223,728
School Authorities	14,666,847	13,707,946
BC Assessment Authority	452,543	414,476
Municipal Finance Authority	1,282	856
Victoria Regional Transit Authority	1,424,102	1,188,473
	20,591,470	19,022,483
	\$ 17,948,938	\$ 16,393,304

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

10. Government transfers:

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

	2009	2008
Operating transfers:		
Federal	\$ 26,784	\$ 76,910
Provincial	771,713	350,486
Other	455,137	419,614
	1,253,634	847,010
Capital transfers:		
Provincial	1,374,579	2,767,775
Other	-	99,904
Subtotal federal grants	1,374,579	2,867,679
Total revenue	\$ 2,628,213	\$ 3,714,689

11. Municipal pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer contributory pension plan. Basic pension benefits provided are defined. The plan has about 158,000 active members and approximately 57,000 retired members. Active members include approximately 33,000 contributors from local government.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of Plan funding. The most recent valuation as at December 31, 2006 indicated a surplus of \$438 million for basic pension benefits. The next valuation will be as at December 31, 2009, with results available in 2010. The actuary does not attribute portions of the surplus to individual employers. The City paid \$464,541 (2008 - \$448,128) for employer contributions to the Plan in fiscal 2009.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

12. Commitments and contingencies:

(a) Contingent liabilities:

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

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

The City may be subject to potential repayment or non-collection of property taxes received or receivable pending resolution of property assessments appealed by taxpayers. The outcome of the appeals is not reasonably estimable and repayments or non-collections, if any, will be recorded in the period that they occur. The City has allocated operating funds to reserve for future expenses to insure against future repayments or non-collection of these taxes.

(b) Municipal Finance Authority contingent demand notes:

Under borrowing arrangements with the MFA, the City is required to lodge security by means of demand notes and interest-bearing cash deposits based on the amount of the borrowing. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits are included in the City's financial assets as other assets and are held by the MFA as security against the possibility of debt repayment default. If the debt is repaid without default, the deposits are refunded to the City. At December 31, 2009 there were contingent demand notes of \$156,901 which are not included in the financial statements of the City.

(c) Litigation liability:

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

12. Commitments and contingencies (continued):

(d) Commitments:

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 2010 estimated cost of this contract is \$3,617,000.

13. Budget data:

The unaudited budget data presented in these consolidated financial statements is based upon the 2009 operating and capital budgets approved by Council on May 11, 2009. Amortization was not contemplated on development of the budget and, as such, has not been included. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

	Budget amount
Revenues:	
Operating budget	\$ 26,704,100
Capital budget	64,597,900
Less:	
Transfers from own funds	(7,747,900)
Proceeds on debt issue	(8,215,250)
Total revenue	75,338,850
Expenses:	
Operating budget	26,725,105
Capital budget	64,597,900
Less:	
Capital expenses	(64,597,900)
Transfer to own funds	(1,689,505)
Debt principal payments	(2,408,700)
Total expenses	22,626,900
Annual surplus	\$ 52,711,950

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

14. West Shore Parks and Recreation Society:

(a) Capital asset transfer:

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

In 2002 the lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the Co-Owners' Agreement. The lands and facilities were reallocated amongst the members on January 1, 2007 when the Town of View Royal became a member. Future improvements are allocated among the members as per the cost sharing formula in effect each year for each service or facility, as outlined in a Members' Agreement. For 2009, the City's share of improvements purchased by the Society on its behalf is \$265,427.

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2009, the City recorded a gain of \$703,210.

The repayment of the long-term debt associated with the transferred assets will continue to be a regional function, in accordance with the terms of an Agreement to Transfer between the CRD, the Municipalities and the Society. The debt payments are charged to the Municipalities as part of the CRD's annual requisition. The maturity dates of the various borrowings range from 2012 through 2014. The proportionate share of the debt funded by the City through the requisition process as at December 31, 2009 was \$1,525,000.

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

(b) Consolidation:

Financial results and budget for the Society are consolidated into the City's financial statements proportionately, based on the cost sharing formula outlined in the Members' Agreement. In 2009, the City's proportion for consolidation purposes was 46.677% (2008 - 45.23%).

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

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

(b) Consolidation (continued):

Condensed financial information for the Society is as follows:

	2009	2008
Financial assets	\$ 3,085,770	\$ 2,946,046
Financial liabilities	1,841,117	1,565,860
Net financial assets	1,244,653	1,380,186
Non-financial assets	758,343	745,387
Accumulated surplus	\$ 2,002,996	\$ 2,125,573
Invested in tangible capital assets	\$ 743,107	\$ 736,893
Reserve funds	1,259,889	1,388,680
	\$ 2,002,996	\$ 2,125,573
Revenues	\$ 5,501,066	\$ 4,815,341
Requisition from members	3,647,206	3,583,724
	9,148,272	8,399,065
Expenses	5,623,643	5,125,075
Requisition for members	3,647,206	3,583,724
	9,270,849	8,708,799
Net revenues (expenses)	\$ (122,577)	\$ (309,734)

15. Segmented information:

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

City services are provided by departments and their activities are reported in these Service Areas. Departments disclosed in the Segmented Information, along with the services they provide are as follows:

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

15. Segmented information (continued):

General Government Services

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

Protective Services

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

Engineering and Public Works

The Engineering Department is responsible for the transportation services with the City.

Community Services

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

Utility and Enterprise Services

This Department is responsible for administering the Sewer Franchise Agreement (note 7) for the City.

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2009

15. Segmented information (continued):

2009	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 16,462,155	\$ -	\$ -	\$ -	\$ 1,486,782	\$ 17,948,937
Utility charges	-	-	-	-	5,000	5,000
Government transfers	597,138	387,504	588,857	1,054,713	-	2,628,212
Commercial leasing	38,522	152,641	68,000	109,267	-	368,430
Other	1,437,565	54,647	79,314	2,621,554	124,782	4,317,862
Licences and permits	-	951,950	398,253	374,363	-	1,724,566
Developer and property owner contributions	357,730	231,620	6,759,824	743,560	-	8,092,734
Sewer capital recovery fees	-	-	1,206,970	-	-	1,206,970
Development cost charges	-	-	2,528,668	893,764	-	3,422,432
Casino	981,565	100,000	-	251,072	-	1,332,637
Total revenue	19,874,675	1,878,362	11,629,886	6,048,293	1,616,564	41,047,780
Expenses:						
Salaries, wages and employee benefits	2,205,577	2,682,068	1,529,177	1,868,650	519	8,285,991
Contracted and general services	525,670	3,949,659	2,843,189	3,967,540	-	11,286,058
Materials, goods, supplies and utilities	466,829	432,648	417,704	678,702	-	1,995,883
Other	146,468	239,929	176,046	630,640	1,636,612	2,829,695
Amortization	319,334	357,961	1,694,445	1,428,412	645,481	4,445,633
Total expenses	3,663,878	7,662,265	6,660,561	8,573,944	2,282,612	28,843,260
Annual surplus (deficit)	\$ 16,210,797	\$ (5,783,903)	\$ 4,969,325	\$ (2,525,651)	\$ (666,048)	\$ 12,204,520

PERMISSIVE TAX EXEMPTIONS 2009

CITY OF LANGFORD

BYLAW NO. 1187

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2009

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

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

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

PERMISSIVE TAX EXEMPTIONS 2009

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

PERMISSIVE TAX EXEMPTIONS 2009

- p) Roll No. 01-62-327-5646.100
Lot 1, Plan VIP69262, Esquimalt District
Bishop of Victoria
798 Goldstream Avenue
- q) Roll No. 01-62-327-06694-030,
Lot 1, Plan 44619, Metchosin District
Western Community Baptist Church
2610-2612 Sooke Road
- r) Roll No. 01-62-327-18809-000,
Lot A, Plan VIP65130, Section 72, Esquimalt District; Lot 1, Plan
VIP70605, Section 5, Esquimalt District; Lot 35, Plan 2574, Section 1,
Esquimalt District; Lot A, Plan VIP61975, District Lot 85, Malahat District;
Lot A, Block 1479, Plan VIP61976, Malahat District; Lot A, Block 1480,
Plan VIP61977, Malahat District
Island Corridor Foundation
E & N Railway Corridor
- s) Roll No. 01-62-327-06220.000,
Lot 1, Block A, Plan 1139, Section 90, Metchosin District
The Land Conservancy
1152 Lippincott Road
- t) Roll No. 01-62-327-06221.000,
Lot 2, Block A, Plan 1139, Sections 89 & 90, Metchosin District
The Land Conservancy
1152 Lippincott Road

shall hereby be exempt from taxation for the year 2009.

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

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

shall hereby be exempt from taxation for the year 2009, to the extent that the part of the said buildings and improvements together with certain lands surrounding the buildings and improvements is equivalent to (50%) fifty percent of that part of both.

PERMISSIVE TAX EXEMPTIONS 2009

3. This Bylaw may be cited as the "Tax Exemption Bylaw No. 1187, 2009."

READ A FIRST TIME this 15th day of September, 2008.

READ A SECOND TIME this 15th day of September, 2008.

READ A THIRD TIME this 15th day of September, 2008.

RECONSIDERED AND FINALLY ADOPTED this 6th day of October, 2008.



MAYOR

A stylized, handwritten signature in black ink, written over a horizontal line.

CLERK-ADMINISTRATOR

A stylized, handwritten signature in black ink, written over a horizontal line.