



City of Langford

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2010
Annual Report



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Cover Photo: Goldstream Avenue Fountain
Source: City of Langford files



Executive Summary

2010 marked the second full year of the three-year electoral mandate given to the Council elected in December 2008. The 2010 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

A second artificial sports field with a fieldhouse, walkways, lighting and extensive landscaping was completed in April. The field, which has been built next to the proposed site for the new high school, meets National Football League standards to allow for high school competition. The field is also used for rugby, soccer, field lacrosse and softball. City Centre Park is the first facility in the Capital Region to have two fields of this kind.

Construction of a new sportsplex that will feature a family bowling centre with 20 ten-pin lanes and an ice arena with seating for up to 500 is on schedule and expected to be completed by the summer of 2011.

The Parks Department also assisted with the design and installation of a musical fountain and lights at Bryn Maur Road as part of the beautification of Goldstream Avenue.

PLANNING

Approximately 63,000 square feet of new commercial/business park floorspace was approved by Development Permit in 2010. This is a 1,266% increase over 2009, but still considerably less than the 365,600 square feet of new commercial/business park/industrial floorspace that was approved in 2008.

Two hundred and thirty eight (238) multi-family dwelling units were approved by Development Permit in 2010, and of these 109 (45 per cent) have commenced construction. This represents a 63 per cent increase over 2009.

With assistance from BC Hydro and the Ministry of Community Development, the City of Langford served as a pilot for the development of a municipal energy and emissions reduction strategy, which was completed in 2010.



Executive Summary

Two affordable housing units were constructed for Langford's Affordable Housing Program in 2010. This brings the total number of dwellings completed through the program to 40.

Council adopted a comprehensive set of design guidelines for the Sooke Road commercial area aimed at revitalizing this area. The guidelines are similar to guidelines for downtown Langford that were adopted in 1999.

The rezoning of the South Skirt Mountain Comprehensive Development Zone (approximately 2,900 residential units plus commercial floorspace) was completed in October 2010 when the Supreme Court of British Columbia dismissed a petition to have the zoning bylaw quashed.

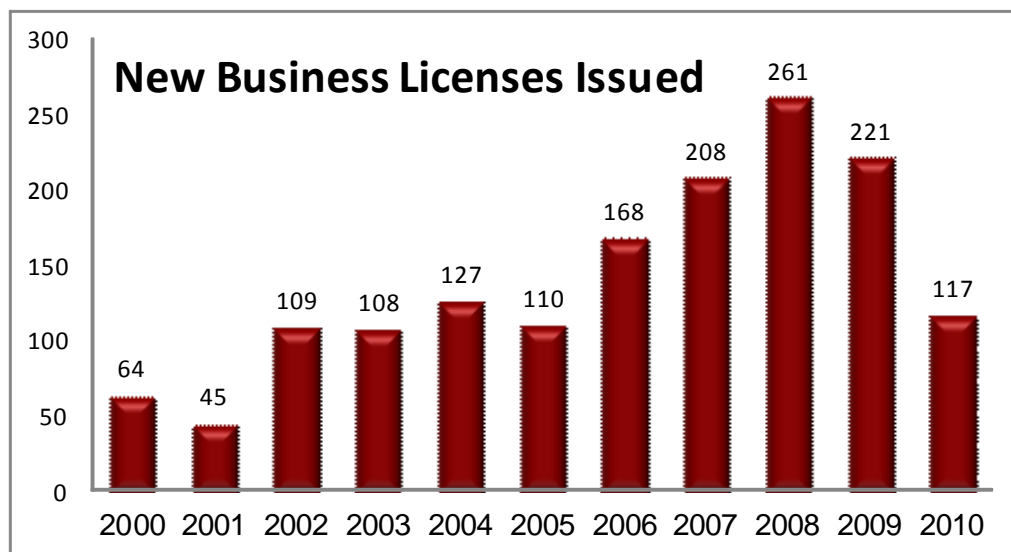
ENGINEERING AND PUBLIC WORKS

Goldstream Avenue improvements were completed in 2010 and included the installation of a musical fountain in the middle of the roundabout at Bryn Maur Road, and an arch and illuminated sign welcoming people to the downtown core. In conjunction with Goldstream Avenue, improvements began on Peatt Road south of Goldstream Avenue to Hockely Avenue. This work has continued into early 2011.

A large infrastructure grant allowed continued improvements to drainage in South Langford, including construction of a retention pond on Luxton Road and channel improvements at several locations related to that same drainage.

CONSTRUCTION

Langford had a good year in construction, considering the state of the global and local economy, with a total of \$112,365,501 in construction costs and 441 new residential units completed. It is felt that the amount of construction and economic activity that took place this past year can be attributed in large part to the economic stimulus measures undertaken by Council, including the reduction/elimination of many development-related fees and charges.





Langford Corporate Philosophy Statement

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





Council Standing Committees

Administration & Finance Committee

Councillor Matt Sahlstrom, Chair

Councillor Roger Wade, Vice Chair

Mr. John Crook

Mr. Ken Halbert

Mr. Frank Hudson

Parks, Recreation, Culture & Beautification Committee

Councillor Lanny Seaton, Chair

Councillor Roger Wade, Vice Chair

Mr. Graham Terlson

Mr. Glen Brownlow

Mr. Randy Prettie

Mr. Morry Stearns

Ms Karen Reece

Mr. Allen Sturgeon

Mr. Mike Gibbons

Planning, Zoning and Affordable Housing Committee

Councillor Denise Blackwell, Chair

Councillor Roger Wade, Vice Chair

Ms Norma Stewart

Mr. Malcolm Hall

Mr. Steve Harvey

Mr. Dave Horner

Mr. Art Creuzot

Mr. John Butler-Smythe

Protective Services Committee

Councillor Lillian Szpak, Chair

Councillor Lanny Seaton, Vice Chair

Ms Mitzi Dean

Mr. Mike Gibbons

Mr. Edward Wilson

Mr. Hans Frederiksen

Mr. Kelly Zadlo

Transportation & Public Works Committee

Councillor Winnie Sifert, Chair

Councillor Lillian Szpak, Vice Chair

Mr. Terry Young

Mrs. Jean Tarr

Mr. Les Bjola

Mr. John Goudy

Mr. Mike Gibbons

Mr. Mike Wignall

Board of Variance

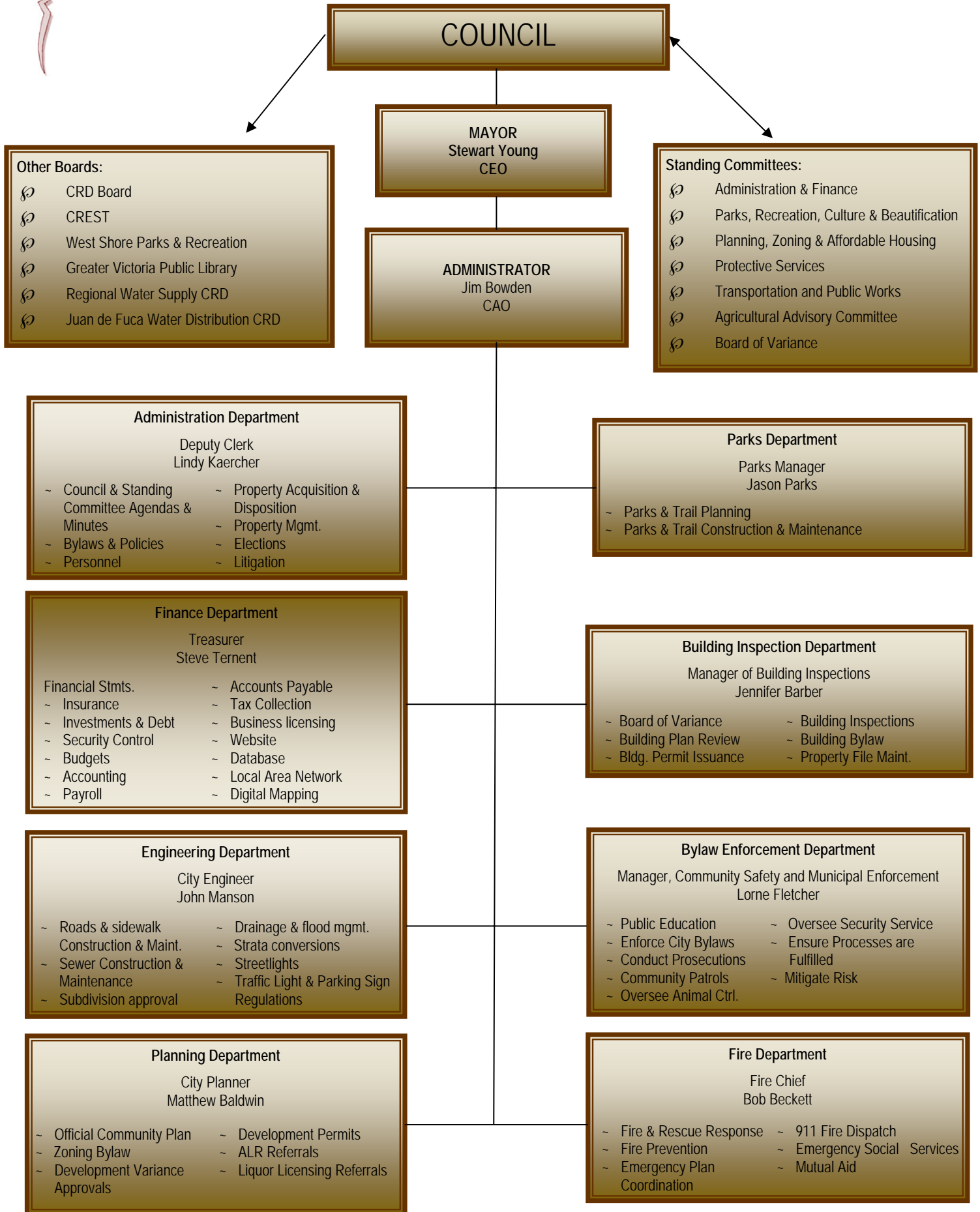
Ms Dawn E. Helgason

Mr. Terry Young

Mr. Hans Frederiksen



Functional Organizational Chart





2010 Accomplishments

2010 Sewer Construction (West Shore Environmental Services):

Sewer System

- ✧ Installed SCADA monitoring at Hannington Siphon
- ✧ Conducted two pilot tests of odour control products on Goldstream Avenue
- ✧ 14 individual sewer services constructed.

Inflow and Infiltration Program

- ✧ 105 sewer manholes inspected
- ✧ Rehabilitated 121 sewer inspection chambers
- ✧ 6.13km 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 on all 7 standby generators
- ✧ Leigh Road Pump Station – installed new kiosk, level control system and added SCADA monitoring
- ✧ Goldie Avenue Pump Station – installed new 300mm flow meter and changed over the existing 300mm forcemain thereby increasing pump efficiency and flow rates
- ✧ Installed carbon odour control filters at Leigh Road, Goldstream Avenue and Jeanine Drive pump stations

Storm Drainage:

Capital

- ✧ Replaced failed CSP Drain with HDPE in stat R/W through 1040 and 1044 El Paseo Place.
- ✧ Extension of storm drain from Weaver Park at 3265 Happy Valley to Tayberry Terrace on Happy Valley.
- ✧ Channel re-grading and bank armouring in Bilston Creek at Galloping Goose bridge, and Valleyview.
- ✧ Drainage ditch re-grading and landscape enhancement at Luxton crossing of Galloping Goose Trail.
- ✧ Bilston Creek channel re-grading, erosion protection and fisheries habitat enhancement upstream of Pajao Bridge.
- ✧ Firehall Creek Re-grading and enhancements (Luxton Channel) Phase IV from Marwood to Englewood.
- ✧ Luxton Detention pond excavation and access road construction to rear storage facility.



2010 Accomplishments

Maintenance

- ✧ Annual jet-rodding and video recording of selected drainage structures for condition assessment and continued operation.
- ✧ Annual inspection and obstruction removal in Millstream, Gardner, Bellhouse, Langford (Amy), Firehall, Pritchard and Bilston Creeks.
- ✧ Drainage ditch maintenance at Ernhill Park including removal of encroaching vegetation.
- ✧ Replacement of perforated steel culverts at the intersection of Wendey Drive and Monica Terrace.

Roadworks:

- ✧ Construction of the Goldstream / Bryn Maur Roundabout
- ✧ Repaved Strandlund Road from Bellbarbie to Selwyn Road in conjunction with the CRD's water main replacement.
- ✧ Paving on Millstream from Hordon Road to Treanor in conjunction with CRD's water main installation project
- ✧ Paving on Glen Lake Road in conjunction with CRD's water main upgrade

Miscellaneous

- ✧ Peatt Road sidewalk upgrades
- ✧ IMS survey of Langford roads



Planning Department

Applications: The City of Langford received 161 planning applications in 2009, 3 more than in 2009 and 30 fewer than 2008. Of these, Development Permits increased by 29 (+74%); Development Permit Amendments decreased by 6 (-43%); rezoning applications decreased by 8 (-30%); Development Variance Permit applications increased by 2 (+10%); and Sign Development Permit applications decreased by 13 (-25%). Official Community Plan amendment applications were stable. Temporary Use permit applications rose by one. There were no ALR exclusion applications in 2010.

Commercial/Business Park/Industrial Development Permits: The City of Langford issued Development Permits for approximately 63,000 ft² of new commercial/business park floorspace in Langford which is 13x greater than the 4609 ft² which was approved by Development Permit in 2009, but still considerably less than the 365,600 ft² of new commercial/business park/industrial floorspace that was approved by Development Permit in 2008 (of which half may be accounted for by the SYSCO warehouse).

Multi-Family Residential Development Permits: 238 multi-family dwelling units were approved by Development Permit in 2010. This represents a 63% increase over the 146 units approved by Development Permit in 2009. Of the 238 multi-family dwelling units which were approved by Development Permit in 2010, 109 (45%) have commenced construction.

Community Energy and Emissions Reduction Strategy: With assistance from BC Hydro and the Ministry of Community Development, the City of Langford served as a pilot for the development of a municipal energy and emissions reduction strategy. The City of Langford engaged the services of Jordan Fisher and Associates to further explore the components of a corporate strategy for reducing the City's carbon footprint and report back to Council on findings of a Carbon Footprint Analysis (CFA) and Community Energy and Emissions Reduction Strategy (CEERS). A final report, Langford's CEERS was adopted by Council in May.

Affordable Housing: To date, forty (40) affordable housing units have been constructed within Langford's Affordable Housing Program. Two (2) of these affordable homes were constructed in 2010. This year, the City secured twelve (12) fee-simple townhouses in the McCormick Meadows rezoning to be built and sold under Langford's Affordable Housing Program. The selling price of these fee-simple townhouses will be \$140,000 plus net HST;

Development Permit Design Guidelines for Sooke Road Revitalization: Langford Council has adopted a new set of comprehensive design guidelines for the Sooke Road commercial area aimed at revitalizing this area. The guidelines are similar to guidelines for downtown Langford that were adopted in 1999.

Development Permit Design Guidelines for Carriage Houses: The Planning Department has presented a draft set of design guidelines to the Planning Zoning and Affordable Housing Committee for carriage houses (secondary suites in accessory buildings). These design guidelines are expected to form part of a bylaw to amend Zoning Bylaw No. 300 sometime early in 2011.



Planning Department

Agriculture Land Acquisition: The City of Langford has, through the process of rezoning lands known as McCormick Meadows, entered into an agreement whereby approximately 4.8 ha (12 acres) of agricultural land within the ALR will be transferred to the City as an amenity for increased density.

South Skirt Mountain: The rezoning of South Skirt Mountain, a Comprehensive Development Zone for approximately 2900 residential dwellings with associated commercial floorspace, was completed in October, 2010, when the Supreme Court of British Columbia dismissed a petition to have the zoning bylaw quashed.

Sustainability Checklist and Green Design Guidelines: The City of Langford budgeted \$60,000 in 2010 and a further \$60,000 in 2011 to create Green Design Guidelines (with the monies to be recouped from the Development Community). This work was originally expected to be completed by an external consultant, subject to funding from the development community. However, staff has been able to prepare a draft sustainability checklist (which can be further modified into a set of complimentary design guidelines) and this project will likely be completed by the Planning Department. The checklist and a draft set of design guidelines will be presented to Council once they have been further refined and staff has been able to obtain and incorporate appropriate feedback.

APPLICATIONS RECEIVED 2010																			
Type of Application	94	95	96	97	98	99	00	01	02	03	04	05	06	07	08	09	10	Dec	Total
ALR	0	3	4	1	2	2	1	0	3	3	1	1	6	0	5	2	0	0	34
DPs	7	14	24	22	24	24	22	34	46	60	47	61	65	71	56	39	70	2	686
Amended DPs	0	1	0	0	0	1	0	9	7	13	14	20	26	15	21	14	8	0	150
DVPs	3	9	6	12	17	11	19	21	29	40	36	38	15	29	19	20	26	4	350
OCPs	4	6	7	16	16	11	8	12	8	12	17	16	18	23	2	2	2	0	180
SDPs	0	0	0	0	0	0	0	0	32	28	29	51	76	74	52	53	43	3	438
Amended SDPs	0	0	0	0	0	0	0	0	2	0	0	0	2	3	1	1	1	0	10
Strata Conv	2	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	4
TUPs	0	0	0	0	0	0	0	1	0	0	1	1	1	0	0	1	2	0	7
Zoning	10	15	15	28	24	19	24	23	27	22	38	31	37	48	35	26	20	2	442
Total	26	48	56	79	83	68	76	100	154	178	183	219	246	263	191	158	172	11	2301



Planning Department

APPLICATIONS IN PROCESS							
Agricultural Land Reserve Applications	Development Permits	Sign Development Permits	Development Variance Permits	OCP Amendments	Temporary Use Permits	Zoning Amendments	Total
3	13	11	15	3	0	36	78

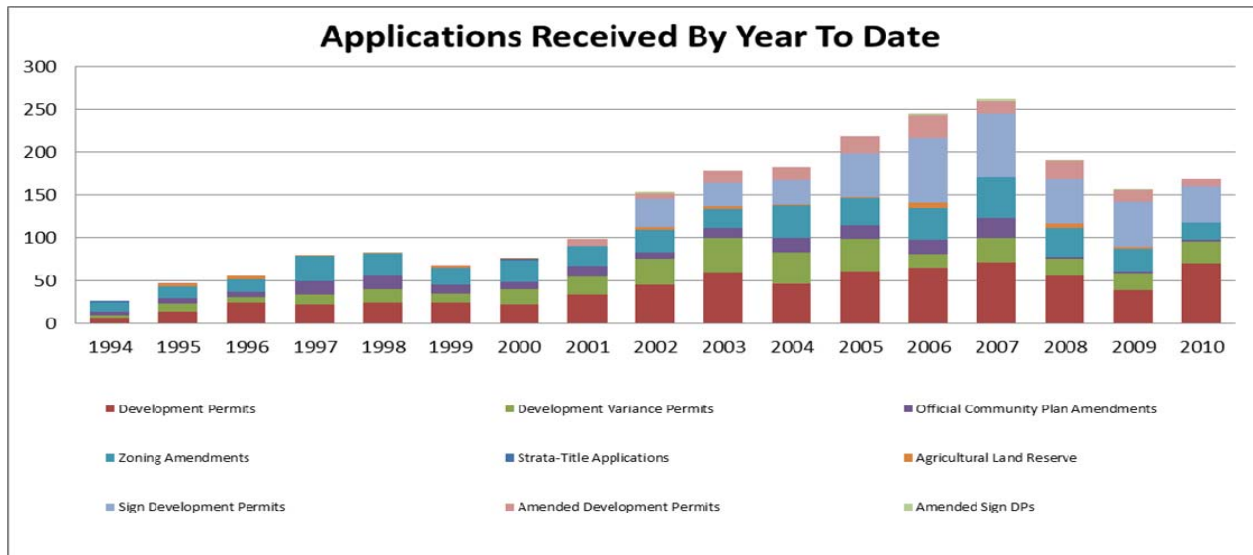
REVENUE BY APPLICATION								
Month	Type of Application/Fee							
	ALR	Development Permits	Development Variance Permits	Rezoning	Public Hearings	Sign Permits	Monthly Sub-total	Year to Date
January	\$0	\$30,993	\$4,425	\$1,861	\$2,300	\$1,300	\$40,879	\$40,879
February	\$0	\$12,235	\$2,575	\$2,919	\$4,400	\$300	\$22,429	\$63,308
March	\$0	\$40,481	\$2,800	\$7,237	\$4,400	\$500	\$55,418	\$118,726
April	\$0	\$43,740	\$0	\$0	\$0	\$450	\$44,190	\$162,916
May	\$0	\$19,468	\$1,475	\$875	\$0	\$450	\$22,268	\$185,184
June	\$0	\$26,097	\$1,175	\$3,048	\$2,200	\$575	\$33,095	\$218,279
July	\$0	\$27,375	\$4,925	\$3,528	\$0	\$1,000	\$36,828	\$255,107
August	\$0	\$23,568	\$2,255	\$13,157	\$2,200	\$500	\$41,680	\$296,787
September	\$0	\$46,635	\$2,725	\$9,106	\$2,200	\$625	\$61,291	\$358,078
October	\$0	\$30,156	\$375	\$0	\$4,400	\$300	\$35,231	\$393,309
November	\$0	\$15,514	\$1,975	\$0	\$0	\$350	\$19,839	\$413,148
December	\$0	\$23,620	\$2,350	\$8,344	\$2,200	\$250	\$36,764	\$449,912
TOTAL	\$0	\$339,882	\$29,055	\$50,075	\$24,300	\$6,600		\$449,912



Planning Department

REVENUE BY YEAR								
Year	ALR	Development Permits	Development Variance Permits	Rezoning	Public Hearings	Sign Permits		Total
2009	\$600	\$177,908	\$24,330	\$133,750	\$26,400	\$10,800		\$373,787
2008	\$3,600	\$286,539	\$19,990	\$149,982	\$55,311	\$11,445		\$526,867
2007	\$0	\$277,015	\$31,577	\$130,696	\$91,473	\$14,405		\$545,167
2006	\$3,150	\$372,655	\$15,425	\$139,796	\$40,600	\$14,800		\$586,426
2005	\$300	\$412,137	\$34,195	\$178,171	\$36,400	\$10,270		\$671,475
2004	\$0	\$261,296	\$30,920	\$167,845	\$45,766	\$0		\$525,766
2003	\$1,200	\$178,048	\$39,965	\$182,920	\$24,850	\$0		\$427,984
2002	\$0	\$97,0721	\$37,851	\$61,082	\$20,262	\$0		\$224,788

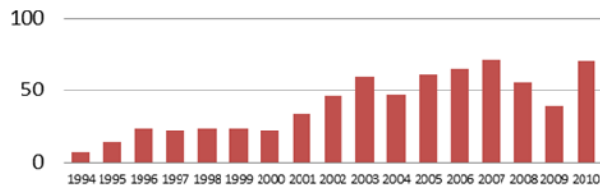
Note: Stats on fees were not included until 2002.



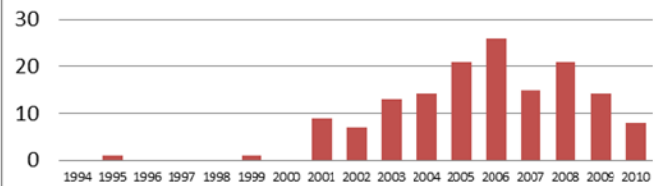


Planning Department

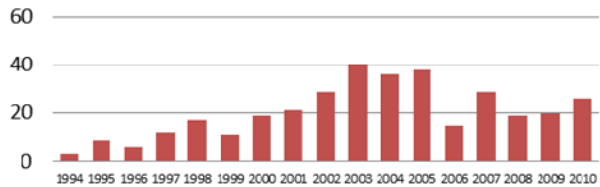
Development Permits



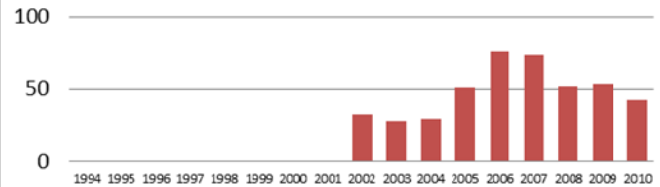
Amended Development Permits



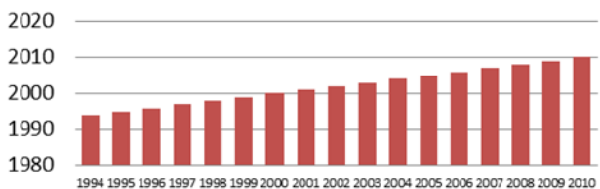
Development Variance Permits



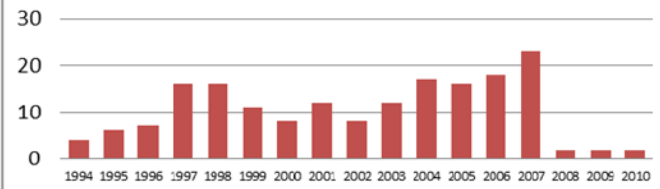
Sign Permit Applications



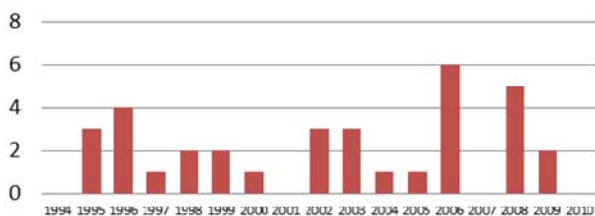
Rezoning Applications



OCP Applications



ALR Applications





Building Inspection Department

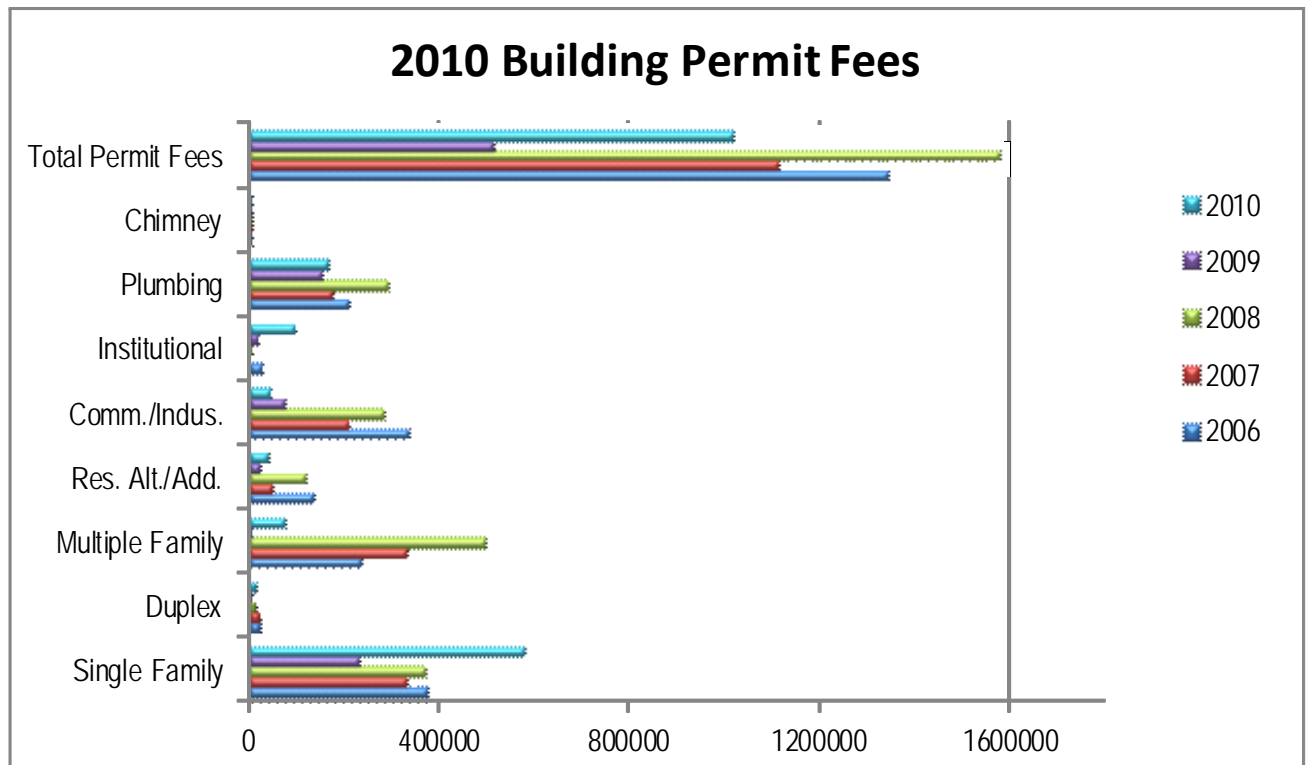
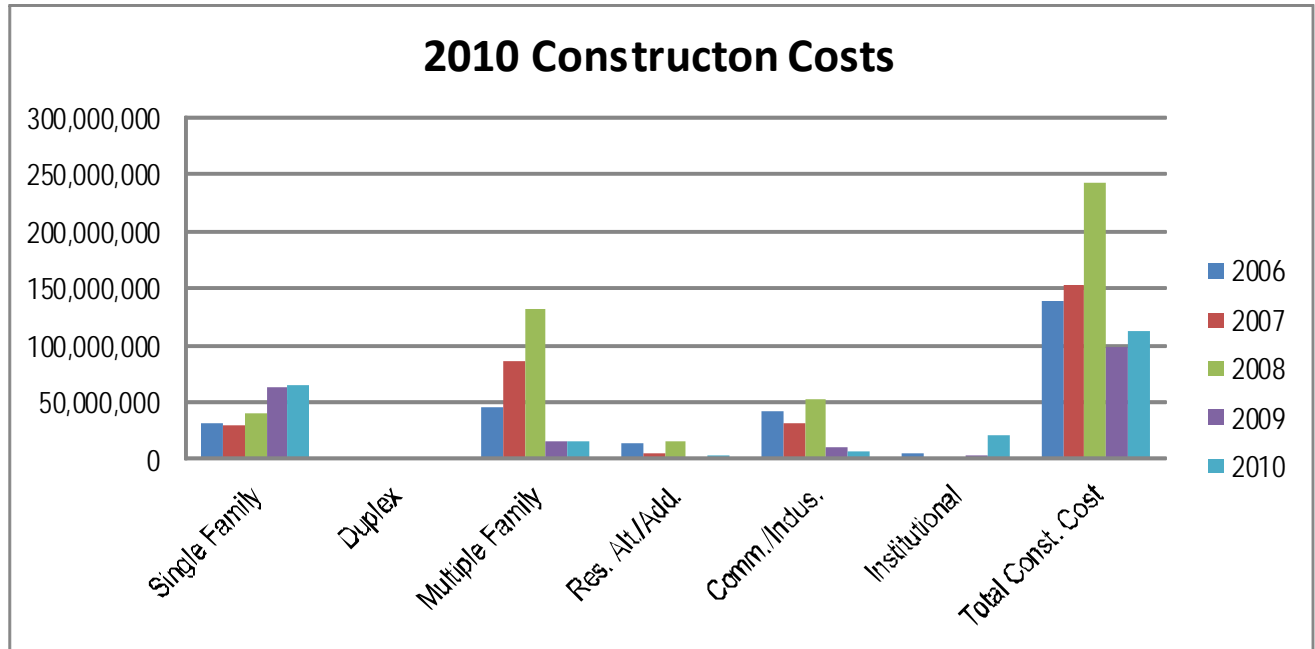
Building construction starts were strong during the first quarter of 2010, but became less frequent during the spring and summer months. Interest in construction for multi-family projects continues to increase even though the economy has not fully recovered from the downturn.

Permit fees more than doubled from 2009 to 2010 due in part to the economic stimulus incentive in 2009 which promoted the reduction of building permit fees for Single Family, Duplex and Multi-family dwellings by as much as 100%. Permit fees for 2010 were 25% higher than projected indicating an increase in population and popularity proving Langford is a desirable community in which to live and work.

PERMIT	YEAR TO DATE 2010
Single Family Dwelling # of units	312
Construction Cost	\$65,466,133.00
Permit Fees	\$578,648.00
Duplex #of units	8
Construction Cost	\$1,618,360.000
Permit Fee	\$14,654.00
Multiple Family Dwelling # of units	121
Construction Cost	\$15,039,472.00
Permit Fees	\$74,384.00
Residential Additions/Alterations # of permits	116
Construction Cost	\$3,972,166
Permit Fees	\$38,413.00
Commercial/Industrial # of permits	36
Construction Cost	\$6,039,370.00
Permit Fees	\$45,701.00
Industrial # of permits	8
Construction Cost	\$20,230,000.00
Permit Fees	\$96,057.00
Plumbing # of permits	652
Permit Fees	\$167,363.00
Chimney # of permits	60
Permit Fees	\$1,835.00
CONSTRUCTION COST	PERMIT FEE
\$112,365,501.00	\$1,017,055.00



Building Inspection Department





Langford Fire Rescue

SUMMARY

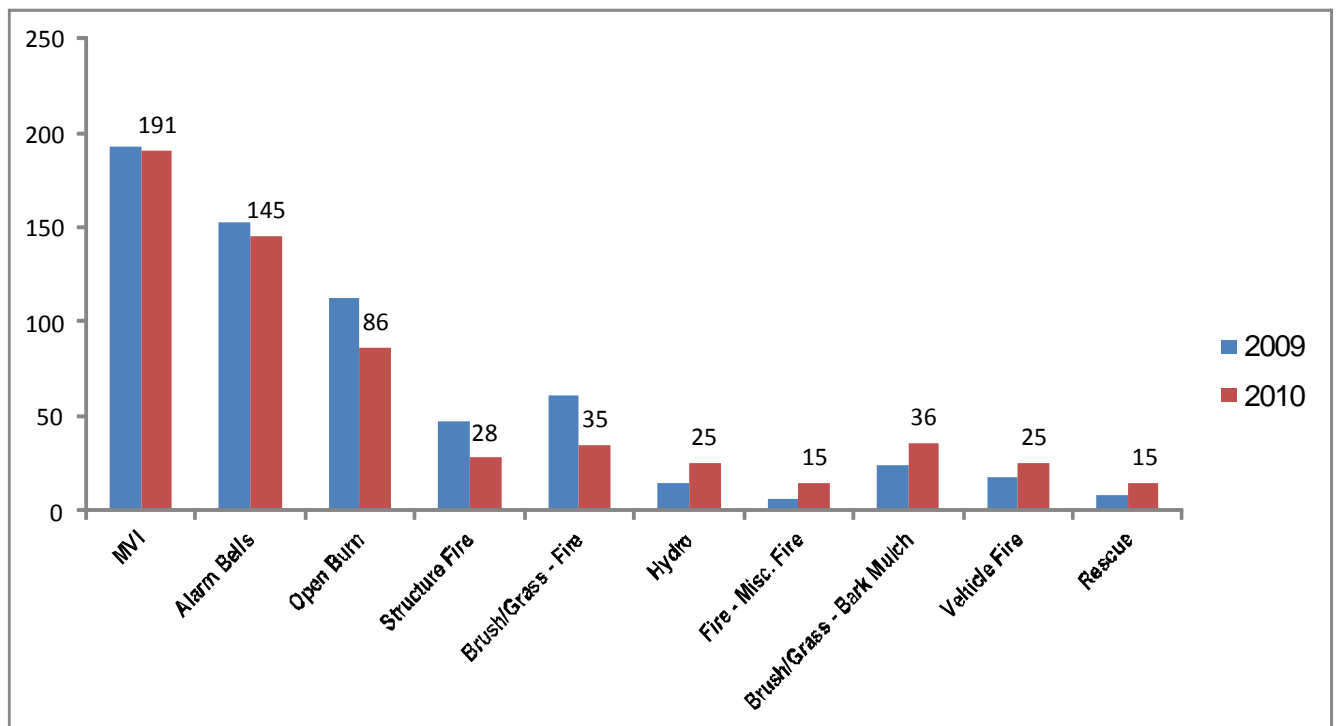
Land Area	4,416 hectares
City Population	27,970 approx.
Fire Stations	3
Fire Suppression Personnel	
~ Fire Suppression Staff	8
~ Volunteers	47
Dispatch Operators	6
Administration Staff	1

INDIVIDUAL STATION COMPLIMENT

STATION 1
Filled Positions 31

STATION 3
Filled Positions 9

STATION 2
Filled Positions 15





Approving Officer

Subdivision Administration Synopsis

In 2010, the City of Langford launched a new program that tracks Land Development files within the City of Langford (Cityview Version 9). The program was designed to enable all departments to track their land development process, including Development Permits, Rezoning and Subdivision processes, and to also to provide a consistent work-flow for all land development files. Staff are familiarizing themselves with the new program, and have updated all current subdivision records (i.e. files in process) to the new system. The new system will also be integrated into the financial systems in 2011 which will further enhance development tracking and accountability.

The Land Development (Subdivision) team processed applications (Statement of Conditions) for a total of 997 new lots, and completed (registered) a total of 120 new lots. This application volume exceeds the total for the number of new lots proposed for any year since 1992.

This is in part due to large developments such as:

- Westhills (169 lots),
- McCormick Meadows (78 lots), and
- Kettle Creek Station (130 lots).

Cityview 9 has enabled reporting on various different aspects of the Land Development process, one of which is the time it takes to process an application. Although processing time was not an item that was tracked in previous years, we are pleased to now be able to include average processing time in our statistics reporting function. For 2010, the average time it takes a file to move from application to the issuance of Statement of Conditions is 36 days (including the 14 day referral time-line). There are several instances where the processing time significantly exceeded the average, however this has been found to be due largely to either an un-resolved issue or a pending process (like Rezoning, or where a Development Permit application is required prior to processing the Statement of Conditions). The City's processing time-line as estimated in Bylaw 1000 for this process is 45 days.

Subdivision Application and Approval Synopsis

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 for south Langford. The north side of the Trans Canada Highway continues to experience minor development as sewers extend and common properties become available for residential development. Portions of Bear Mountain lands also came forward to begin the development process.

It should be noted that the number of lots that were applied for in 2010 far exceeded the number of lots registered (created) in 2010, so there is a back-log of lots pending that would be due for registration in the first half of 2011. Please see Attachment 1, Subdivision Activity Graph which represents a snapshot of subdivision activity as of Dec 31, 2010.



Approving Officer

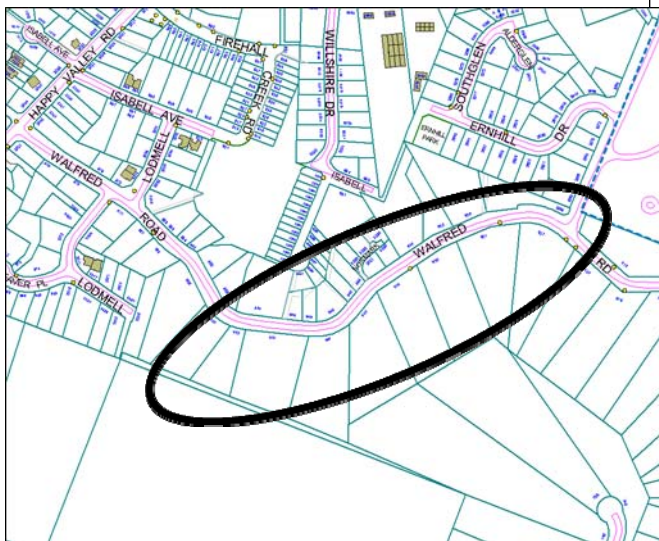
Happy Valley Road Corridor



West Hills, Florence Lake and Langford Lake Area



Walfred Road Area





Approving Officer

Subdivision Fees and Development Cost Charges

Subdivision Fees	
Application Fees	\$208,698.00
Final Approval Fees	66,138.00
Strata Title Conversions	750.00
2% On-Site Engineering	143,495.00
Latecomer Processing	3,000.00



Soccer at Bear Mountain Stadium



Goldstream Trestle



Approving Officer

Subdivision Applications Received

Project	Development Name	Application Date	SoC Issued Date	LD Admin Processing Time	# Of Lots
SUB10-0001	2381 & 2389 Fleetwood	12/14/2009	05/05/2010	n/a	10
SUB10-0002.2B	Westhills Phase 2b	01/11/2010	03/05/2010	53	162
SUB10-0003	2916 Aprell Place	02/24/2010	06/22/2010		1
SUB10-0004	957 Walfred	01/11/2010	02/17/2010	37	9
SUB10-0005	936 Flatman	27-Jan-10	15-Apr-10	78	110
SUB10-0006	2526 Mill Hill Road	02/10/2010	03/23/2010	41	1
SUB10-0007	969 Glen Willow	18-Feb-10	15-May-10	86	1
SUB10-0008	3348, 3352 Hazelwood	02/18/2010	03/23/2010	33	50
SUB10-0009	3361/3349/3355 Happy Valley	03/02/2010	06/08/2010	98	24
SUB10-0011	2454 Setchfield	01/22/2010	03/22/2010	59	14
SUB10-0012	Artisan Court	03/16/2010	05/05/2010	50	50
SUB10-0013.Ph 4	Kettle Creek Station Stage F	03/23/2010	06/01/2010	70	18
SUB10-0015	3373 Luxton Ave	03/30/2010	04/28/2010	29	1
SUB10-0016	629 Goldie Ave	05/31/2010	06/08/2010	8	1
SUB10-0017	2400 Millstream	24-Jul-10	08/23/2010	30	1
SUB10-0018	3238 Lodmell Road	11/03/2010	12/15/2010	42	1
SUB10-0019	1018 Lomalinda Drive	04/20/2010	06/30/2010	71	15
SUB10-0020	2681 Rainville Drive	1-May-10	1-Jun-10	31	1
SUB10-0021	935 Walfred	04/26/2010	10/07/2010	n/a	24
SUB10-0022	3342 Hazelwood	02/23/2010	04/28/2010	64	57
SUB10-0023.5	Kettle Creek Station Stage E	5/10/2010	07/09/2010	60	38
SUB10-0025	2382 Setchfield Ave	26-Jun-10	26-Jul-10	30	3
SUB10-0026	2473 Prospector	05/18/2010			5
SUB10-0027.13	Bear Mountain Phase 13 Subdivision	21-Jun-10	11/16/2010	n/a	0
SUB10-0028	3350 Happy Valley	06/02/2010	07/15/2010	43	1
SUB10-0029	2482 Prospector Way	05/27/2010	08/19/2010	84	4
SUB10-0031	2619 Sooke Road	06/15/2010	13-Aug-10	59	0
SUB10-0032.3	957 Langford Pkwy	08/06/2010	08/30/2010	24	13
SUB10-0036	2585 Selwyn Rd Subdivision Subdivision	07/26/2010	09/30/2010	66	10
SUB10-0038	685 Fairway Ave Subdivision	4-Aug-10	11/19/2010	n/a	2
SUB10-0039	529 Langvista Dr Subdivision	13-Sep-10	11/15/2010	63	2
SUB10-0042	2499 Prospector Way Subdivision	07/26/2010	10/20/2010	86	5
SUB10-0044	1177 Deerview Pl Subdivision	08/26/2010	10/31/2010	66	7
SUB10-0045	1220 Parkdale Dr	10-Sep-10	15-Nov-10	66	135
SUB10-0046	918 Gade Rd.	08/24/2010	11/17/2010	85	3
SUB10-0047	Westhills - 3070 Langford Lake	09/30/2010	12/22/2010	83	7
SUB10-0048	3021 West Shore Pkwy Subdivision	10/14/2010	12/17/2010	64	16
SUB10-0049	3001 Glen Lake Rd Subdivision	10/19/2010	11/01/2010	13	1
SUB10-0050	Lake End Rd - 2793 Lakeshore Pl	1-Oct-10	10/28/2010	27	1
SUB10-0052	3467 Happy Valley Rd941 Flatman Ave Subdivision	25-Oct-10	12/31/2010	67	50
SUB10-0053	3354 Piper Road	12/02/2010	12/20/2010	18	4
SUB10-0054	Bear Mountain Phase 10	10-Nov-10	12/10/2010	30	30
SUB10-0055	Bear Mountain Phase 12	10-Nov-10	12/10/2010	30	40
SUB10-0056	Bear Mountain Phase 13	11/16/2010	11/18/2010	2	18
SUB10-0057	2728 Spencer Rd Subdivision	11/22/2010	Withdrawn	n/a	1
SUB10-0058	2899 Kettle Lake Dr Subdivision	12/08/2010	12/17/2010	9	5
SUB10-0059	Subdivision 990 Ironwood Crt962 Whisperwind Pl	12/22/2010	01/12/2011	21	1
TOTAL				953	
Average Processing Time				36.0	



Approving Officer

Subdivision Approvals (registered lots)

Project	Development Name	Date Mylar Executed	Date Servicing Agreement Executed	# Of Lots
SUB07-26	3616 Happy Valley	03/08/2010	02/18/2010	14
SUB07-30	417 Coralee Place	04/22/2010	03/02/2010	2
SUB08-17	3239 Lodmell road	04/29/2010	n/a	2
SUB08-26	912 Shaw Ave	03/23/2010	n/a	3
SUB08-29	589 & 591 Hansen	10/20/2010	10/20/2010	1
SUB08-30	667 Rockingham	07/14/2010	11/09/2009	1
SUB09-01	969 Walfred	09/10/2010	08/06/2010	1
SUB09-10	963 Walfred	04/06/2010	n/a	3
SUB09-20	2588 Savory Road	01/25/2010	n/a	7
SUB09-26	2567 Jeanine Drive	01/06/2010	11/30/2009	3
SUB09-28	923 Walfred	09/30/2010	n/a	1
SUB10-0003	2916 Aprell Place	13-Jul-10	07/06/2010	1
SUB10-0004	957 Walfred	13-Jul-10	n/a	9
SUB10-0006	2526 Mill Hill Road	10/18/2010	10/12/2010	1
SUB10-0012	Artisian Court	12/23/2010	12/22/2010	50
SUB10-0015	3373 Luxton Ave	09/14/2010	08/30/2010	1
SUB10-0017	2400 Millstream	10/15/2010	n/a	1
SUB10-0032.3	957 Langford Pkwy	12/21/2010	12/22/2010	13
SUB10-0049	3001 Glen Lake Rd Subdivision	11/18/2010	11/18/2010	1
SUB10-0058	2899 Kettle Lake Dr Subdivision	12/23/2010	n/a	5
Total				120
Note: Files that are listed as N/A (Serv. Agreement) do not have an agreement. All works are complete				

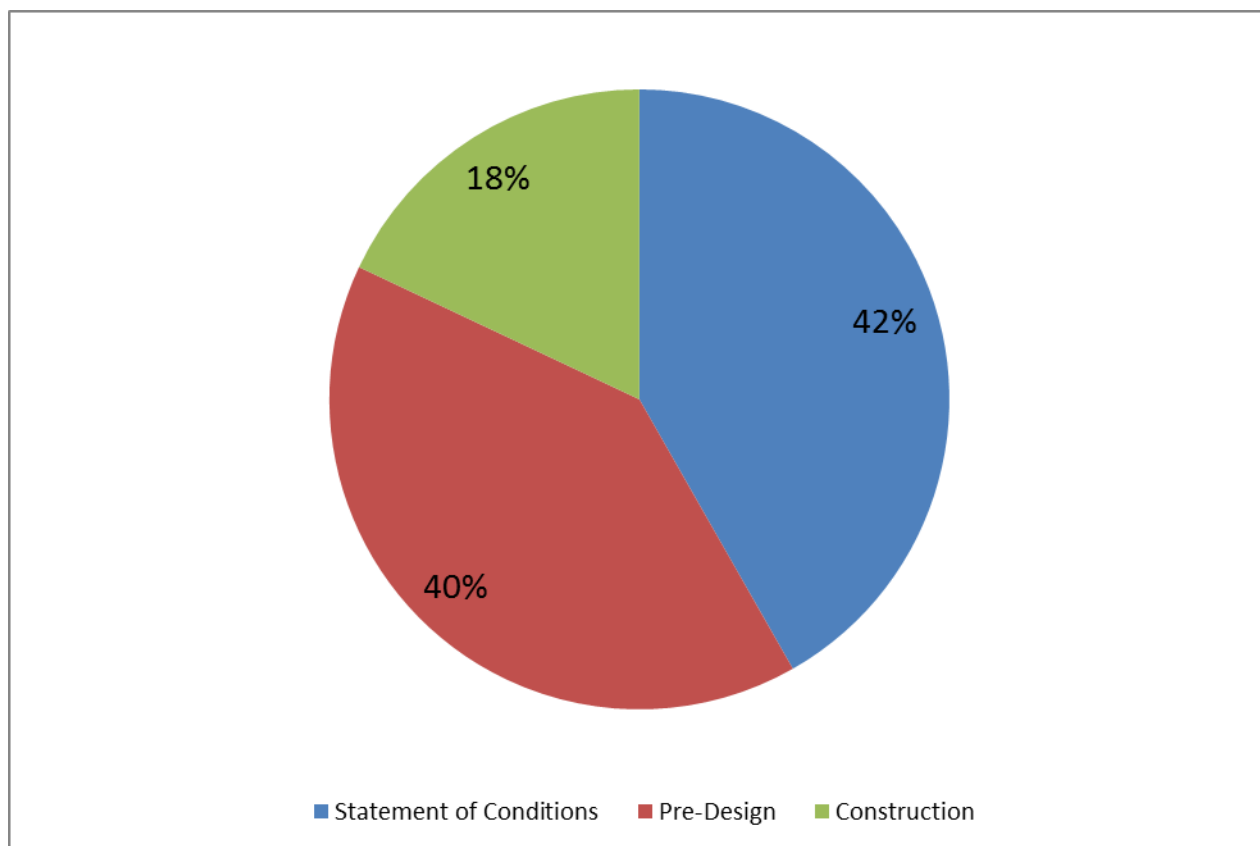
Assets From Subdivision 2010

	Ha	m ²
3416 Luxton Road	2.03	20,300.00
1122 Langford Parkway	0.07735	773.50
3608 Vitality	0.02988	298.80
3620 Vitality	377.2	3,772,000.00
1020 Wild Pond Lane	0.126	1,260.00
1015 Wild Ridge Way	99.7	997,000.00
3695 Happy Valley Road	0.157	1,570.00
2359 Setchfield	0.407	4,070.00
977 Moss Ridge	0.14	1,400.00



Approving Officer

Subdivision Activity



As of December 31, 2010

42% of files are within the Administration phase of Statement of conditions

- ⌘ These files have their Statement of Conditions issued are waiting for the Clients to engage the City in the pre-design phase of Land Development.

40% of files are in the design phase

- ⌘ These files have received their Statement of Conditions are with the clients engaged consulting Engineers in the design / approval process

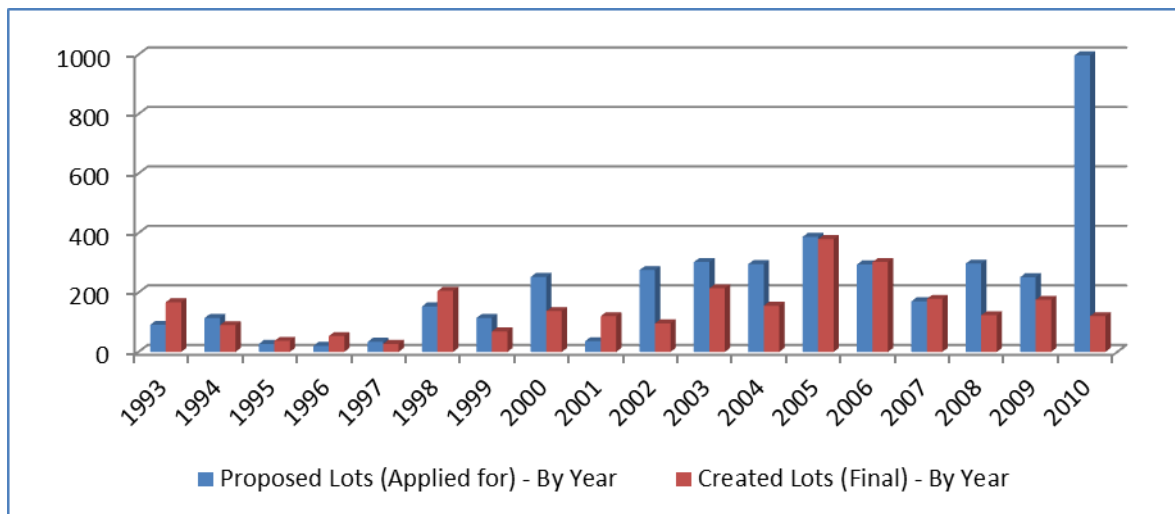
18% of files are in Construction

- ⌘ These files have received Approval for Construction



Approving Officer

Proposed and Created Lots (by year)



Land Development Administration (processing time)

Responsible Party		Description	Average Time-line (BUSINESS DAYS)
City hall	Statement of Conditions	The administration of:	36.0
		Receiving applications	
		Meeting with clients to discuss changes to, and project proposals	
		Referrals to internal and external agencies	
		Review of Existing Conditions (Legal and physical)	
		Drafting of Statement of Conditions	
		Review and Approval with Approving Officer	
		Issuance of Statement of Conditions	
Client Driven	Pre-Construction	Pre-Design Meeting	358.3
		Release of Pre-Design Minutes	
	Design	Receipt of Design drawings	
		Review for Approval of Design drawings	
		Utility Coordination	
		Legal Coordination	
	Construction	Pre-Construction Meeting	
		Construction	
City Hall	Final Registration	the Administration of:	
		Receipt of Application	
		Review of Legal encumbrances	
		Review and Approval of Legal Plans and documents	
		Forwarding of applicable documents to Mayor and Council	
		Registration	



Capital Project Highlights

Completion of the roundabout and Water Fountain on Goldstream Avenue at Bryn Maur Road



Completed Goldstream Avenue/Bryn Maur Road water fountain feature inside the roundabout during the early morning (above photo).

The water fountain at night





Capital Project Highlights

Palm Trees lining Goldstream Avenue





Capital Project Highlights

NEW LANGFORD ARCHWAY ON GOLDSTREAM AVENUE

Langford Archway under construction near Western Foods on Goldstream Avenue





Capital Project Highlights

MISCELLANEOUS CULVERTS, DRAINAGE IMPROVEMENTS



After construction:





Capital Project Highlights

Miscellaneous Culverts, Drainage Improvements Continued

Wild Ridge Way drainage channel under construction.



Wildridge Way drainage channel completed.





Capital Project Highlights

Miscellaneous Culverts, Drainage Improvements Continued:

Piajo drainage under construction:



Piajo drainage completed:





Capital Project Highlights

Miscellaneous Culverts, Drainage Improvements Continued:

Luxton Detention Pond preconstruction.



Luxton Detention Pond under construction.





Capital Project Highlights

Peatt Road Upgrade

Peatt Road preconstruction:





Capital Project Highlights

Peatt Road under construction.





Parks Department

Overall:

Langford 2010 – Recreation for family, fitness and fun: Highlights include:

- ⌘ Ground breaking ceremony for the Sportsplex project;
- ⌘ Started Langford's Cycling Masterplan;
- ⌘ Completion of downtown beautification;
- ⌘ Completion of the 2nd artificial turf field at City Centre Park.

Central Langford:

City Centre Park: development of City Centre Park continues with the following facilities completed during 2010

- ⌘ Construction started on the Sportsplex facility which includes state of the art green technology. The facility will include a full-size artificial rink with seating to 600 and a 20 lane 10 pin bowling facility to be completed in mid-2011.
- ⌘ Artificial turf field #2 successfully complete. Includes seating for 1500, a Fieldhouse, trails, parking and extensive landscaping. The field can be used for rugby, soccer, NFL football, field lacrosse and softball.
- ⌘ Continued landscaping on Langford Parkway with additional pedestrian lighting and trails linking fields 1 and 2.
- ⌘ Received a BC Hydro Power Smart Grant for \$27,304 to re-lamp Eagle Ridge Arena – work to be done in early 2011.

Greening the Downtown Core: worked with Engineering to complete the beautification of Goldstream Avenue.

- ⌘ Installed the musical fountain along with extensive landscaping.
- ⌘ Assisted in the design and installation of the gateway arch.
- ⌘ Upgrade the boulevards on Peatt and Goldstream/Strathmore.

Green Grad: worked with the Belmont graduating class of 2010 to plant 86 trees along the Trans-Canada Highway at the Spencer Road Interchange.

North Langford:

Lake Ida Anne: assisted in establishing a youth fishery which will start in 2011.

Lakewood School: started construction on a sportsfield as a joint project with SD 62.

South Langford

E&N Trail: worked with CRD on the Langford connection which runs from Savory School to Jacklin Road.

Westhills: working with Westhills to develop a Master Trail Plan to link to the City's Trails



Administration Department

Council Meetings:

	<u>Number</u>
Regular Council Meetings	21
Special Council Meetings	1
Special 'In Camera'	16
Committee of the Whole	1

Committee Meetings

Planning, Zoning and Affordable Housing	15
Protective Services	6
Transportation & Public Works	5
Administration & Finance	5
Parks, Recreation, Culture & Beautification	3

Bylaws:

Adopted in 2010	54
Started in 2010	52

Types of Bylaws:

OCP Amendments	2
Zoning Amendments	22
Public Hearings	24
Financial	8
Regulatory Amendments	10
Sewer	0
Other	12

Personnel

- ☞ 103 active employees working as of December 31st, 2010
- ☞ 1 employee on maternity leave in 2010
- ☞ 10 new plus 1 co-op student positions recruited in 2010

Property Purchases \$1,397,876.00

Property Dispositions \$447,974.00



Bylaw Enforcement Department

OVERVIEW

Statistical tracking enables City administration and Mayor and Council to monitor departmental achievements, officer performance, and trends in the education and enforcement of bylaw requirements over the year. In 2010 the Department opened 470 files on such matters as land use, permitting, traffic, noise, burning, unsightly premise, and other challenges to community standards. More than 87% of these cases were fully concluded before year-end.



To ensure the most efficient use of department resources, Bylaw Officers stringently review incoming complaints to screen out invalid, frivolous, and retaliatory reports. This process ensures action is reserved for more the serious matters affecting a higher number of citizens.

While enforcement of some bylaw provisions is prioritized very low, every infraction that poses a public safety risk to the community is actioned with the highest priority. The department's Complaint Management System continues to be founded on prompt, personable call-response from officers - a Langford tradition.

Statistics *Figure 1* (next page) tabulates 2010 activity statistics. The following is a brief analysis:



False Alarms: In 2010 there were 184 false alarm and security alarm registration bylaw matters dealt with. West Shore RCMP estimate that every false alarm in the community ties up a police constable for an hour unnecessarily. Bylaw Officers contact each business or home owner of a system generating false alarms to ensure they register the system and rectify user error or technical malfunction to eliminate unnecessary call-outs.

Zoning: Enforcement of the Zoning Bylaw accounted for 142 cases; the largest number of these dealt with unlicensed "junkers" and auto parts on residential property, work that has long been prioritized by Council. Zoning also includes large cases of complex land use contravention which absorb considerable staff time and expertise, and enforcement of requirements for work in protected areas such as lakeshores, steep slopes, and sensitive ecosystems.



Bylaw Enforcement Department



Traffic: As in past years, parking concerns predominate in the 780 traffic matters dealt with in 2010. The tally of 649 parking matters may result from a simple verbal parking warning or represent the management of parking in an entire neighbourhood.

Bicycling safety enforcement, a high-volume activity, was greatly reduced when the Community Safety program ended in May. Departmental focus shifted to emphasize clear vehicle access in neighbourhoods, especially in subdivisions with narrow streets and limited parking, to ensure ease of emergency service response.

Graffiti: Files of 2010 included continuation of three cases where prolific graffiti vandals were fined or compelled to rectify damage. These prosecutions began as part of the Community Safety Program and reduced or eliminated the bulk of graffiti damage in the City. It is expected that graffiti reduction achieved through the Community Safety program will have a long-lasting effect on order in the community.

What the stats don't show: Officers perform an enormous amount of daily work that is not part of the official record. Officers lend informal assistance where circumstances do not warrant formal action; they mediate between neighbours, advise on alternate solutions, and refer callers to other agencies who might help.

Fig.1: 2010 Bylaw Enforcement Departmental Activity by Complaint Type

Traffic:	780	Alarm Dispatch	184	Sign	4
Parking	649	Building	9	Soil	2
chattel	42	Business License	3	Truck Route	3
other	89	Fireworks	14	Parks	16
cycling	0	Clandestine Lab (grow op.)	4	Unsightly Premises	59
Zoning:	142	Noise:	47	Firearms/Bows	2
suites	5	construction	5	Miscellaneous	10
land use	25	social	42		
occupy accessory bldg.	2	Development Permit	6	Burning/Fire Lane	22
unlicensed vehicle/parts	105	Watercourse Permit	7	Animal	4
home occupation	5	Graffiti	13		



CRD Bylaw ~ Animal Control

OVERVIEW

Langford Council contracts a range of animal control services from the Capital Regional District 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.



Animal Control Services	
Patrol Hours	1160
Complaints:	353
Cats	39
Livestock	1
Dogs	
Total	313
- at large	171
- biting	37
- barking	60
Other animals	45
ENFORCEMENT ACTIONS	197
Impounds:	93
cat	28
dog	63
other	2
POUND ACTIVITY	
Dogs:	
- to rescue agency	3
- adopted	10
- euthanized	3
- return to owner	55
Cats:	
- to rescue agency	7
- adopted	10
- euthanized	2
- Return to owner	5



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, Animal Care Services liaises with animal welfare and adoption volunteer

agencies to ensure the best possible chance for found, surrendered and un-claimed animals.

Animals available for adoption are regularly featured on the CRD website.

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



Fig. 3: 2010 Animal Control Statistics



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	18	30		44	4	48
Colwood	1	1		1	1	2
View Royal	14	6		17	3	20
Provincial	2	14		15	1	16
TOTALS	35	51	6	77	9	86

<u>YEAR TO DATE</u>						
Municipality	SIPP	CRIMINAL CODE ARRESTS	OTHER P.D.	ADULT	YOUNG OFFENDER	TOTAL
Langford	243	289		440	92	532
Colwood	30	39		55	14	69
View Royal	61	79		113	27	140
Provincial	54	265		280	41	321
TOTALS	388 [+ 1]	672 [+ 1]	89	888	174	1062

NOTE: +1 to correct for error in July stats.

	Month	YTD
Guard Hours	562.5	6990.5
Meals	39	453



Police Services ~ RCMP

CRIMINAL RECORD CHECKS FOR DECEMBER 2010				
MUNICIPALITY	VOLUNTEERS	PAID	APPLICANTS IN TOTAL	TOTAL
Langford	38	31	69	\$1,550.00
Colwood	22	12	34	\$600.00
View Royal	18	5	23	\$250.00
Metchosin	8	4	12	\$450.00
Highlands	3	3	6	\$150.00
Songhees Nation	0	0	0	\$0.00
Esquimalt Nation	1	0	0	\$0.00
Other	0	0	0	\$0.00
TOTAL	90	55	144	
			TOTAL	\$3,000.00
			Volunteers at \$50	\$4,500.00
			Possible Total	\$7,500.00

% taken from "Applicants in Total"	
47.92%	23.61%
15.97%	8.33%
4.17%	

FINGERPRINTS/CERTIFICATES				
MUNICIPALITIES			APPLICANTS	TOTAL
Langford	11ncg		9	\$450.00
Colwood	2ncg		1	\$50.00
View Royal	2ncg		1	\$50.00
Metchosin				\$0.00
Highlands				\$0.00
Songhees Nation				\$0.00
Esquimalt Nation				\$0.00
Other				\$0.00
			26	\$550.00
			GRAND TOTAL	3,550.00



Police Services ~ RCMP

CRIMINAL RECORD CHECKS 2010

	PROV (70/30)	V. ROYAL (70/30)	COLWOOD (90/10)	LANG (90/10)	-10%	TOTAL
JAN	250.00	550.00	1,150.00	3,400.00		5,350.00
FEB	250.00	700.00	900.00	2,850.00		4,700.00
MAR	950.00	750.00	850.00	4,050.00		6,600.00
APRIL	550.00	1,150.00	600.00	3,950.00		6,250.00
MAY	800.00	700.00	1,100.00	2,650.00		5,250.00
JUNE	850.00	900.00	1,300.00	3,450.00		6,500.00
JULY	1,300.00	450.00	1,300.00	3,350.00		6,400.00
AUG	700.00	1,300.00	1,350.00	3,350.00		6,700.00
SEPT	850.00	850.00	1,500.00	3,500.00		6,700.00
OCT	250.00	700.00	1,000.00	3,500.00		5,450.00
NOV	250.00	350.00	600.00	2,200.00	220.00	3,180.00
DEC	600.00	300.00	650.00	2,000.00	200.00	3,350.00
						0.00
TOTAL	6,150.00	6,700.00	9,400.00	27,950.00	11,000.00	49,800.00



Police Services ~ RCMP

CRD – INTEGRATED ROAD SAFETY UNIT Month End Report - Includes IRSU OT December 2010

Jurisdiction	Enforcement by Jurisdiction															
	Visibility Hours	3 day w/o VI	7 day w/o VI	30 day WARN	90 day FAIL	90 day REFUSE	Ale. 24 hr	Drug 24 hr	Impaired Drug	Impaired Alcohol	ADP	VI	N&O	Crim Inter.	Prohib. Drive	Warrant
Central Saanich	46	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0
Colwood	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Esquimalt	25.5	0	0	0	0	0	0	0	0	0	0	1	0	0	2	0
Highlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Langford	116	2	0	0	2	0	0	0	0	0	0	3	16	0	4	0
Metchosin	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Saanich	12.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oak Bay	25.5	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0
Saanich	164.5	0	0	0	3	0	1	0	0	0	0	0	16	1	1	0
Sidney	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Sooke	24	0	0	0	0	0	0	0	0	0	0	0	2	0	1	0
Victoria	287.25	1	3	0	3	0	2	1	0	1	1	8	15	9	8	1
Vicor Royal	14.5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Jurisdictions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IRSU OT	69	2	0	0	0	0	1	2	0	0	0	0	13	2	0	0
Totals	820.75	949	5	0	8	0	4	3	0	1	1	13	71	12	16	2



Police Services ~ RCMP

POLICING STATS FOR CITY OF LANGFORD

POLICE OCCURRENCES FOR DECEMBER 2010				
	09-Dec	10-Dec	2009 YTD	2010 YTD
ASSAULTS	21	29	288	209
(INCLUDE SEX ASSAULTS)				
BREAK & ENTER-BUSINESS	4	4	45	35
BREAK & ENTER-RESIDENTIAL	13	8	106	99
BREAK & ENTER-SHEDS	2	2	35	20
THEFT FROM VEHICLE	35	16	367	283
THEFT OF VEHICLE	14	8	131	89
	09-Dec	10-Dec	YTD 2009	YTD 2010
THEFT OVER & UNDER \$5000	18	14	302	238
POSSESSION OF STOLEN PROP	3	1	33	23
MISCHIEF/PROPERTY DMG OVER/UNDER \$5000	60	33	680	472
DRUG RELATED OCCURRENCES	23	11	279	312
TRAFFIC COLLISION FATAL	0	0	0	2
TRAFFIC COLLISION NON-FATAL INJURY	7	4	102	83
TRAFFIC COLLISION -DAMAGE OVER \$1000.	25	23	328	275
IMPAIRED OPERATION OF VEH	11	8	137	129
ROADSIDE SUSPENSION-24HR	8	0	125	76
OTHER TRAFFIC MOVING	19	42	373	690
OTHER TRAFFIC NON-MOVING	19	34	277	484
WRITTEN WARNINGS	0	87	335	961
TOTAL FILES	874	726		
TOTAL NON-SUBSTANTIATED		211		

IRS/215	Total No. Issues
90 Day Prohib with Fail	2
3 Day Prohib-Warn w VI	1
24 Hr Prohib-Alcohol (215)	1
24 Hr Prohib-Drug (215)	0



2010 Results

- A. Objective To improve the current outbound road closure by adding a turning loop at the Goldstream Exit at Trans-Canada Highway.
- A. Measure Completion of the Goldstream Exit at Trans-Canada Highway initiated in 2009.
- A. Result Completed this budgeted portion of the carried over project from 2009.

- B. Objective To improve the safety of downtown (Goldstream Avenue Roundabout & Landscaping) and make it more pedestrian friendly and improve the aesthetics of downtown.
- B. Measure To complete the roundabout design and construction on Goldstream Avenue at Bryn Maur Road.
- B. Result Completed.

- C. Objective To remove traffic loading on Millstream Road and service future development areas.
- C. Measure To complete the Spencer Interchange Phase 1 portion which involves construction of the Savory Road retaining wall construction; grading contract and the crushing contract.
- C. Result Complete.

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

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

- 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 further failed storm drainage near 1036 El Paseo Place.

- G. Objective To reduce frequency of flooding attributable to City drainage flows.
- G. Measure To improve drainage capacity and upgrade worn-out culverts on various Langford roadways.
- G. Result Monica Terrace, Wendy Drive and El Paseo were completed this year.



2010 Results

- H. Objective To update the South Langford Stormwater Management Plan Phase 2 to incorporate work done since 2007 and ongoing external opinions as needed.
- H. 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.
- H. Result Complete.
-
- I. Objective To provide miscellaneous service connections to amenity lots.
- I. Measure Installation of service connections related to development.
- I. Result Annual budgeted portion 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 wash-outs and exposure of CRD water main.
- J. Result Study completed. Ongoing.
-
- K. Objective To improve response times for winter conditions and monitor flood conditions.
- K. Measure Installation of weather monitoring equipment for monitoring snow and ice conditions for high elevation residential areas and monitor flood conditions.
- K. Result Complete.
-
- L. Objective To contain overland flow from Luxton Road channels and improve water quality.
- 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 To replace recently constructed temporary ponds. A high priority stormwater detention pond is required to provide detention associated with Luxton Road channels.
- M. Result Ongoing.
-
- N. Objective To expand open channels on the west side of Luxton Road and to address flooding problems.
- N. Measure Luxton Road detention pond and stormwater channel improvements from Marwood to Lippincott Roads.
- N. Result Ongoing.



2010 Results

- O. Objective To provide high visibility advertising screens with a business case for shelf-pay back.
O. Measure Provision of two signs; one single sided, one double sided at prominent locations in the City (north of Highway and at VMP/Goldstream).
O. Result Ongoing.
- P. Objective The Hazelwood storm drain and detailed design and construction were part of the South Langford Stormwater Plan.
P. Measure Detailed design in anticipation of construction of a stormwater pipe on Hazelwood Avenue from Marwood south to Englewood Avenue (estimated 550m of pipe) to enclose the existing ditch.
P. Result Complete, monitoring ongoing.
- Q. Objective To improve active transportation through the Sidewalk Infill Program.
Q. Measure Completion of sidewalks in areas that include schools, trail connections and high pedestrian traffic areas.
Q. Result Annual ongoing project.
- R. Objective To better utilize the existing roads to circulate local traffic.
R. Measure Veterans Memorial Parkway traffic signal timing is key on VMP to keep local traffic movements controlled.
R. Result Preliminary design complete. Ongoing.
- S. Objective To better utilize the capacity in the new South Langford system. This would eliminate two deteriorated MoTI drains crossing private property.
S. Measure The extension of a new Happy Valley/Englewood drainage north to Happy Valley School yard drainage (Tayberry to Acadian).
S. Result Complete.
- T. Objective To improve pedestrian/cycling network in Langford.
T. Measure To obtain a design of access improvements on Langford roads.
T. Result Ongoing.
- U. Objective To investigate funding from ICBC or other sources for the Goldstream Avenue Pedestrian Refuge.
U. Measure For a controlled crosswalk at Goldstream and Langford Lake Park.
U. Result Grant was not received.
- V. Objective To provide a higher level of service for the public at little cost.
V. Measure To install benches at transit stops in Langford.
V. Result Ongoing.



2010 Results

- W. Objective To improve the efficiency of the Peatt Road at Brock Avenue roundabout and redesign to include a 4th leg to the east to connect with Larkhall Road.
- W. Measure To obtain a detailed design for 4-leg roundabout and connection roadway.
- W. Result The conceptual design was completed in 2009 with some 2010 residual costs. Construction would be development and possibly ICBC grant funded.
-
- X. Objective In anticipation of upzoning and ongoing development in the downtown core to meet the goals of the OCP and continue the economic stimulus package of 2009.
- X. Measure To complete the stormwater management study of the Downtown Core.
- X. Result Not completed. Ongoing.
-
- Y. Objective To provide better base data for transportation studies required during rezoning/redevelopment in Langford – Transportation Sub-Area Model Update.
- Y. Measure To work with CRD and re-assess the Langford transportation computer model.
- Y. Result Project not started.
-
- Z. Objective To reduce energy consumption, reduce greenhouse gas emissions and reduce operating costs – Street Light Dimming.
- Z. Measure A cost sharing opportunity with BC Hydro to install light dimming devices in street lights for use at early hours of the morning.
- Z. Result City of Langford did not qualify for this project.
-
- AA.Objective To continue to maintain Langford's infrastructure – Work Truck for the Beautification Workers.
- AA.Measure Current bucket truck is not sufficient.
- AA.Result Purchase subject to budget approval.
-
- BB.Objective To continue to provide adequate transit oriented areas – Station Avenue Drainage & Parking.
- BB.Measure To address concerns on Station Avenue regarding drainage and parking as needed throughout the year.
- BB. Result Complete.
-
- CC. Objective To increase capacity of drainage networks in South Langford – Ditch Improvements – Bilston Creek.
- CC. Measure To improve and increase drainage ditch networks in the South Langford area.
- CC. Result Ongoing.



Objectives & Measures 2011

- A. Objective Luxton Detention Pond construction. To contain overland flow from Luxton Road channels and improve water quality.
- A. Measure To replace recently constructed temporary ponds. A high priority stormwater detention pond required to provide detention associated with Luxton Road channels. This is a carryover project from 2010.

- B. Objective Firehall Creek Improvements - To expand open channels on the west side of Luxton Road and to address flooding problems.
- B. Measure To perform Luxton Road stormwater channel improvements from Marwood to Lippincott roads and at the Galloping Goose crossing. This is a carryover project from 2010.

- C. Objective Veterans Memorial Parkway Traffic Timing Project – To better utilize existing roads to circulate local traffic.
- C. Measure Traffic signal timing is key on Veterans Memorial Parkway to keep local traffic movements controlled. This is a carryover project from 2010.

- D. Objective Peatt Road Improvements – To improve the safety for pedestrian movement on Peatt Road south of Goldstream Avenue.
- D. Measure To do improvements on Peatt Road from Goldstream Avenue to Hockley. This is a carryover project from 2010.

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

- F. Objective Happy Valley Property Acquisition – To minimize the City’s liability.
- F. Measure To acquire a section of road not previously dedicated. This was a Council resolution in 2010.

- G. Objective Triangle Mountain Upgrade: Walfred Road Culvert Replacement – To have in place long term planning for stormwater assessment and control in this area.
- G. Measure Walfred culvert failed twice in the last three years. To standardize and improve driveway culverts including removal of any unnecessary for access. To re-grade and armour roadway ditches and shoulders to prevent future washouts and exposure of the CRD water-main. This was a Council resolution in 2010 to utilize with adjacent development.

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

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



Objectives & Measures 2011

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

- K. Objective Interactive Map Goldstream – To continue to improve our downtown core and provide a welcoming atmosphere.
- K. Measure To continue with Goldstream Improvements.

- L. Objective Peatt Road Improvements – To improve the safety for pedestrian movement on Peatt Road south of Goldstream.
- L. Measure For improvements on Peatt Road from Hockley Road south to Station Avenue. This continues from the work done in 2010 that went from Goldstream Avenue south to Hockley Road.

- M. Objective Miscellaneous Culverts, Drainage – Replacements/Upgrades Continues – To reduce frequency of flooding attributable to City drainage flows.
- M. Measure To improve drainage capacity and upgrade worn-out culverts on various Langford roadways.

- N. 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.
- N. Measure In 2007, the City contracted 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.

- O. Objective Miscellaneous Service Connections – To provide service to amenity lots.
- O. Measure To install service connections related to development.

- P. 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.
- P. Measure To install a weather station for monitoring snow and ice conditions for high elevation residential areas and monitor flood conditions.

- Q. Objective Work Truck – Beautification Workers – To continue to maintain Langford's infrastructure.
- Q. Measure The current bucket truck is not sufficient and the City requires a better bucket truck to continue to maintain baskets, street lights, etc.

- R. Objective Station Avenue Drainage and Parking – To continue to provide adequate transit oriented areas.
- R. Measure To address concerns on Station Avenue regarding drainage and parking as needed throughout the year.



Objectives & Measures 2011

- S. Objective Seepage Pits – To improve stormwater infiltration in low areas where piping is impractical.
- S. Measure To install soak away manholes with attached catch basins to eliminate roadway flooding and or ponding at land-locked locations as approved by the City Engineer.
- T. Objective Miscellaneous Property Acquisition – To improve the City's ability to minimize liability and improve infrastructure.
- T. Measure As required property needed primarily for roads and sidewalks.
- U. Objective Treanor/Bellamy Intersection Improvements – To improve traffic flow. Obtain a preliminary design in 2011.
- U. Measure This intersection is complicated due to bridge and intersection not at 90 degrees.
- V. Objective Jenkins Avenue Improvements – To improve traffic flow and pedestrian safety. Obtain a preliminary design in 2011.
- V. Measure For sidewalk and bike lane construction in addition to improved driving lanes.
- X. Objective Millstream Overpass Upgrades – To improve pedestrian connectivity and safety and to improve vehicle traffic flow.
- X. Measure To re-lane Millstream Overpass and install safer cycling and pedestrian lanes on the bridge.
- Y. Objective Goldstream Avenue Pedestrian Refuge – Council resolution December 2009 to include in the budget with staff instructions to find funding in ICBC or other sources.
- Y. Measure For a controlled crosswalk at Goldstream Avenue at Langford Lake Park.

CITY OF LANGFORD

**British Columbia
Canada**



Consolidated Financial Statements

Fiscal Year Ended December 31, 2010

Consolidated Financial Statements of

CITY OF LANGFORD

Year ended December 31, 2010



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, 2010

Financial Statements

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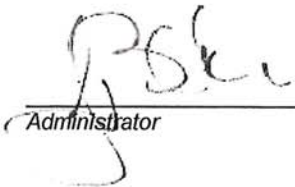
MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

The accompanying consolidated financial statements of the City of Langford (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector Accounting Board of The Canadian 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.

Mayor and Council meet with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

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



Administrator

Treasurer



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

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Internet www.kpmg.ca
Internet www.kpmg.ca

INDEPENDENT AUDITORS' REPORT

To the Mayor and Councillors of the City of Langford

We have audited the accompanying consolidated financial statements of The City of Langford, which comprise the consolidated statement of financial position as at December 31, 2010, the consolidated statements of operations, change in net debt and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of The City of Langford as at December 31, 2010, and its consolidated results of operations and its consolidated changes in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants

May 2, 2011
Victoria, Canada

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

CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2010, with comparative figures for 2009

	2010	2009
Financial assets:		
Cash and cash equivalents (note 3)	\$ 10,040,244	\$ 9,406,956
Property taxes receivable	4,557,321	4,618,210
Accounts receivable	7,354,318	4,378,263
Other assets	179,434	175,962
	<u>22,131,317</u>	<u>18,579,391</u>
Financial liabilities:		
Accounts payable and accrued liabilities	6,804,268	5,615,118
Prepaid property taxes and licences	543,839	425,204
Deferred revenue (note 4)	10,429,438	11,163,023
Refundable deposits	6,141,637	6,192,442
Debt (note 5):		
Short-term	22,250,864	19,024,927
Long-term	2,865,501	3,308,306
Capital lease obligations (note 5)	560,981	603,199
	<u>49,596,528</u>	<u>46,332,219</u>
Net debt	(27,465,211)	(27,752,828)
Non-financial assets:		
Tangible capital assets (notes 2 and 6)	275,334,367	250,798,214
Sewer franchise agreement (note 7)	5,958,363	4,910,653
Land held for resale	5,958,139	7,299,181
Prepaid expenses	164,457	145,140
	<u>287,415,326</u>	<u>263,153,188</u>
Accumulated surplus (notes 2 and 8)	\$ 259,950,115	\$ 235,400,360

Commitments and contingencies (note 6(a) and 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, 2010, with comparative figures for 2009

	Budget (unaudited - note 13)	2010	2009
Revenue:			
Taxation, net (note 9)	\$ 19,610,850	\$ 19,669,214	\$ 17,948,938
Development cost charges	2,851,700	2,438,024	3,422,432
Sewer capital recovery fees	-	1,594,685	1,206,970
Utility charges	5,000	5,000	5,000
Other	4,099,228	4,140,704	3,747,728
Licences and permits	1,590,500	2,290,847	1,724,566
Penalties and interest	497,500	565,528	586,631
Government transfers (note 10)	15,808,800	5,594,614	2,628,213
Commercial leasing	341,000	351,317	368,429
Casino	1,200,000	1,308,718	1,332,637
Investment earnings	75,000	50,179	(20,298)
Developer and property owner contributions	13,590,000	16,799,340	8,092,734
Gain on sale of tangible capital assets	-	662	3,800
Total revenue	59,669,578	54,808,832	41,047,780
Expenses:			
General government services:			
Legislative	310,000	304,635	283,033
Administrative	2,164,400	3,273,029	2,574,954
Other	907,900	942,880	805,891
	3,382,300	4,520,544	3,663,878
Protective services:			
Police and bylaw enforcement	5,229,050	4,787,937	4,720,933
Fire protection and emergency response	2,166,900	2,502,932	2,397,702
Building inspection and other	624,800	523,321	543,630
	8,020,750	7,814,190	7,662,265
Engineering and public works:			
Common services	927,200	795,395	963,313
Subdivision services	469,400	515,194	468,005
Roads, streets and storm drainage	4,059,900	6,352,101	5,229,243
	5,456,500	7,662,690	6,660,561
Community services:			
Environmental and development services	998,800	866,487	1,122,408
Recreation and cultural services	2,924,800	3,900,370	5,184,533
West Shore Parks and Recreation (note 14)	5,511,191	4,573,987	2,267,003
	9,434,791	9,340,844	8,573,944
Utility and enterprise services:			
Sewer infrastructure	-	546,975	1,896,931
Sewer maintenance	-	500	519
Debt interest	411,000	373,334	385,162
	411,000	920,809	2,282,612
Total expenses	26,705,341	30,259,077	28,843,260
Annual surplus	32,964,237	24,549,755	12,204,520
Accumulated surplus, beginning of year (note 2)	235,400,360	235,400,360	223,195,840
Accumulated surplus, end of year	\$ 268,364,597	\$ 259,950,115	\$ 235,400,360

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, 2010, with comparative figures for 2009

	Budget (unaudited - note 13)	2010	2009
Annual surplus	\$ 32,964,237	\$ 24,549,755	\$ 12,204,520
Acquisition of tangible capital assets	(42,878,700)	(14,411,692)	(13,639,268)
Decrease (increase) in land held for resale	-	786,048	(554,994)
Amortization of tangible capital assets	-	4,632,099	4,445,633
Gain on sale of tangible capital assets	-	(662)	(3,800)
Loss on sale of tangible capital assets	-	496,164	86,700
Proceeds on sale of tangible capital assets	-	54,250	13,800
Loss on sale of land held for resale	-	157,020	9,291
Proceeds on sale of land held for resale	-	397,974	190,858
Sewer capital recovery fees	-	(1,594,685)	(1,206,970)
Developer contributions of tangible capital assets	(13,590,000)	(14,419,881)	(5,144,690)
Write down of tangible capital assets	-	-	1,251,450
Change in proportionate share of West Shore	-	(339,456)	(703,210)
	(23,504,463)	306,934	(3,050,680)
Consumption of prepaid expenses	-	-	130,182
Acquisition of prepaid expenses	-	(19,317)	-
	-	(19,317)	130,182
Change in net financial assets (debt)	(23,504,463)	287,617	(2,920,498)
Net debt, beginning of year	(27,752,828)	(27,752,828)	(24,832,330)
Net debt, end of year	\$ (51,257,291)	\$ (27,465,211)	\$ (27,752,828)

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

CITY OF LANGFORD

Consolidated Statement of Cash Flows

Year ended December 31, 2010, with comparative figures for 2009

	2010	2009
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 24,549,755	\$ 12,204,520
Items not involving cash:		
Amortization of tangible capital assets	4,632,099	4,445,633
Gain on sale of tangible capital assets	(662)	(3,800)
Loss on sale of tangible capital assets	496,164	86,700
Developer contributions of tangible capital assets	(14,419,881)	(5,144,690)
Sewer capital recovery fees	(1,594,685)	(1,206,970)
Write down of tangible capital assets	-	1,251,450
Loss on sale of land held for resale	157,020	9,291
Actuarial adjustment on debt	(287,562)	(260,975)
Change in proportionate share of West Shore	(339,456)	(703,210)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	60,889	(1,763,140)
Accounts receivable	(2,976,055)	390,429
Other assets	(3,472)	(161,173)
Accounts payable and accrued liabilities	1,189,150	(1,989,210)
Prepaid property taxes and licences	118,635	(277,639)
Deferred revenue	(733,585)	(773,268)
Refundable deposits	(50,805)	200,620
Prepaid expenses	(19,317)	130,182
	10,778,232	6,434,750
Capital activities:		
Acquisition of tangible capital assets	(14,411,692)	(13,639,268)
Decrease (increase) in land held for resale	786,048	(554,994)
Proceeds on sale of land held for resale	397,974	190,858
Proceeds on sale of tangible capital assets	54,250	13,800
	(13,173,420)	(13,989,604)
Financing activities:		
Capital lease proceeds	-	624,689
Capital lease payments	(42,218)	(40,981)
Short-term debt proceeds	3,225,937	4,306,927
Long-term debt proceeds	284,280	-
Long-term debt payments	(439,523)	(425,375)
	3,028,476	4,465,260
Increase (decrease) in cash and cash equivalents	633,288	(3,089,594)
Cash and cash equivalents, beginning of year	9,406,956	12,496,550
Cash and cash equivalents, end of year	\$ 10,040,244	\$ 9,406,956
Supplemental cash flow information:		
Cash paid for interest	\$ 661,068	\$ 619,360
Cash received from interest	116,940	89,557

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Year ended December 31, 2010

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

1. Significant accounting policies:

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

(a) Reporting entity:

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

(b) Basis of accounting:

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

(c) Government transfers:

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

(d) Deferred revenue:

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

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

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, 2010

1. Significant accounting policies (continued):

(i) Non-financial assets (continued):

(i) Tangible capital assets (continued)

Amortization is charged annually, including in the year of acquisition and disposal. Assets under construction are not amortized until the asset is available for productive use.

(ii) Contributions of tangible capital assets

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

(iii) Works of art and cultural and historic assets

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

(iv) Interest capitalization

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

(v) Leased tangible capital assets

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

(vi) Inventory of supplies

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

1. Significant accounting policies (continued):

(j) Use of estimates:

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating provisions for accrued liabilities and in performing actuarial valuations of employee future benefits. Actual results could differ from these estimates.

2. Restatement:

During the year, it was identified that donated land of \$886,500 had not been accounted for in the adoption of PSAB Section 3150, Tangible Capital Assets. The donations occurred prior to January 1, 2009. The amount has been recorded as an increase to tangible capital assets and accumulated surplus at January 1, 2009. The adjustment has no impact on the annual surplus, change in net debt, or cash flows in 2009.

3. Cash and cash equivalents:

	2010	2009
West Shore Parks and Recreation Society - bank deposits	\$ 838,970	\$ 1,321,741
Bank deposits	9,201,274	8,085,215
Total	\$ 10,040,244	\$ 9,406,956

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

4. Deferred revenue:

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

	2010	2009
Federal Gas Tax funds	\$ 1,684,716	\$ 1,205,561
Development cost charges	8,409,130	9,475,056
Hotel room tax	186,328	108,020
Other	149,264	374,386
Total deferred revenue	\$ 10,429,438	\$ 11,163,023

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.

	2010	2009
Opening balance of unspent funds	\$ 1,205,561	\$ 719,494
Add:		
Amounts received during the year	653,644	663,042
Interest earned	13,878	8,702
	1,873,083	1,391,238
Less amount spent on projects and recorded as revenue	(188,367)	(185,677)
	\$ 1,684,716	\$ 1,205,561

Development cost charges:

	2010	2009
Opening balance of unspent funds	\$ 9,475,056	\$ 10,800,180
Add:		
Development cost charges received during year	1,318,892	1,988,950
Interest earned	53,206	85,156
	10,847,154	12,874,286
Less amount spent on projects and recorded as revenue	(2,438,024)	(3,399,230)
	\$ 8,409,130	\$ 9,475,056

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

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 35 basis points.

(b) Long-term debt:

The City issues long-term debt instruments through the MFA. Most debt is issued on a sinking fund basis, where the MFA invests the City's sinking fund payments so that the payments, plus investment income, will equal the original outstanding debt amount at the end of the repayment period. Actuarial adjustments on debt represent the repayment and/or forgiveness of debt by the MFA using surplus investment income generated by the sinking fund assets. The amount payable of \$2,581,221 (2009 - \$3,308,306) is net of the sinking fund balance of \$6,613,727 (2009 - \$5,886,611).

Included in long-term debt is the City's proportionate share of a West Shore five year fixed rate term loan for \$284,280.

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

	General	Sewer	Total
2011	\$ 134,715	\$ 304,800	\$ 439,515
2012	134,715	260,080	394,795
2013	134,715	141,212	275,927
2014	100,653	128,653	229,306
2015	45,865	97,523	143,388

(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 3.15% to 6.35%.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

6. Tangible capital assets:

	Land	Land improvements	Buildings	Vehicles, machinery, equipment	Sewer and storm infrastructure	Roads infrastructure	Assets under construction	West Shore	Total 2010	Total 2009
Cost:										
Opening	\$92,301,091	8,033,763	19,514,111	5,798,991	34,491,818	76,185,582	20,080,409	27,351,185	\$283,756,950	\$266,013,160
Additions	7,814,878	1,235,124	189,028	650,845	2,463,519	8,590,619	8,136,019	1,326,119	30,406,151	18,783,958
Disposals	(253,000)	-	(199,716)	(148,795)	-	(125,199)	(1,574,578)	(5,123)	(2,306,411)	(1,878,453)
Change in share	-	-	-	-	-	-	-	411,936	411,936	838,285
Balance, end of year	99,862,969	9,268,887	19,503,423	6,301,041	36,955,337	84,651,002	26,641,850	29,084,117	312,268,626	283,756,950
Accumulated amortization:										
Opening	-	1,651,318	2,344,409	2,493,866	4,567,972	17,088,757	-	4,812,414	32,958,736	29,451,053
Disposals	-	-	(31,821)	(108,510)	-	(38,164)	-	(3,586)	(182,081)	(530,303)
Amortization	-	360,736	403,994	467,999	618,622	1,769,922	-	463,851	4,085,124	3,902,911
Change in share	-	-	-	-	-	-	-	72,480	72,480	135,075
Balance, end of year	-	2,012,054	2,716,582	2,853,355	5,186,594	18,820,515	-	5,345,159	36,934,259	32,958,736
Net book value, end of year	\$99,862,969	7,256,833	16,786,841	3,447,686	31,768,743	65,830,487	26,641,850	23,738,958	\$275,334,367	\$250,798,214

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

6. Tangible capital assets (continued):

(a) Assets under construction:

Assets under construction having a value of \$26,641,850 (2009 - \$20,080,409) have not been amortized. Amortization of these assets will commence when the asset is put into service. Major construction contracts of \$8,600,000 were in process at December 31, 2010 with estimated costs to complete of \$5,000,000.

Included in assets under construction is \$16,482,276 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, 2010 the cost of the assets to be transferred totaled \$15,875,663.

(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 \$14,419,881 (2009 - \$5,144,690) comprised of land \$6,187,515 (2009 - \$3,666,710), land improvements \$367,700 (2009 - nil), sewer and storm infrastructure \$2,117,756 (2009 - \$794,170) and roads infrastructure \$5,746,910 (2009 - \$683,810).

(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 nil (2009 - \$1,251,450).

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

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

The City records the costs of sewer infrastructure constructed by WSES (2010 - \$205,195) and a corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRFF's are collected by WSES.

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

	Opening	Increase	Decrease	Closing
WSES sewer infrastructure				
Cost	\$ 32,145,838	\$ 205,195	\$ -	\$ 32,351,033
Accumulated amortization	(2,022,060)	(546,975)	-	(2,569,035)
	30,123,778	(341,780)	-	29,781,998
Remaining cost to be recovered	(25,213,125)	(205,195)	1,594,685	(23,823,635)
	\$ 4,910,653	\$ (546,975)	\$ 1,594,685	\$ 5,958,363

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

5. Debt (continued):

(e) Capital lease obligations:

Year ending December 31:		
2011	\$	49,780
2012		49,780
2013		49,780
2014		428,995
		<hr/>
		578,335
Less amount representing interest (at rates ranging from 1.3% to 1.6%)		(17,354)
		<hr/>
Present value of net minimum capital lease payments	\$	560,981

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

8. Accumulated surplus:

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

	2010	2009
Surplus:		
Invested in tangible capital assets (note 2)	\$255,615,384	\$232,772,435
Invested in land held for resale	5,958,139	7,299,181
Other	(4,034,239)	(6,872,318)
Total surplus	257,539,284	233,199,298
Reserves set aside by Council:		
Future assessment appeals	-	888,943
Future operational contingencies	572,543	685,757
Carry-forward capital projects	-	127,744
West Shore	663,272	450,886
Total reserves	1,235,815	2,153,330
Reserve funds set aside for specific purposes by Council:		
Capital works	(2,998,873)	(3,665,150)
Archeological assessment	59,652	33,437
Affordable housing	590,228	532,399
Parks and open space	1,830,800	1,771,182
Parkland improvement	310,102	228,856
General amenity	708,236	478,107
Statues, art, beautification	101,207	100,795
Equipment replacement	(9,240)	261,511
City park	(561,145)	(865,112)
Sidewalk capital	19,066	25,969
Bear Mountain firehall	783,647	651,616
Special police capital	226,823	225,457
ALR acquisition	136,806	105,552
South Langford storm water	(42,370)	143,158
School crossing guard	7	7
Downtown parking	20,070	19,948
Total reserve funds	1,175,016	47,732
	\$259,950,115	\$235,400,360

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

9. Taxation:

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

	2010	2009
General	\$ 19,270,617	\$ 17,586,631
Revenue in lieu of taxes	101,497	92,126
Collections for other governments	23,072,640	20,591,470
1% utility taxes	297,100	270,181
	42,741,854	38,540,408
Less taxes levied for other authorities:		
Capital Regional District - General Operating	2,742,544	2,515,151
Revenue in lieu of taxes	79,178	69,784
Capital Regional Hospital District	2,093,253	1,461,761
School Authorities	15,971,502	14,666,847
BC Assessment Authority	506,840	452,543
Municipal Finance Authority	1,421	1,282
BC Transit	1,677,902	1,424,102
	23,072,640	20,591,470
	\$ 19,669,214	\$ 17,948,938

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:

	2010	2009
Operating transfers:		
Federal	\$ 20,969	\$ 26,784
Provincial	430,593	771,713
Other	467,894	455,137
	919,456	1,253,634
Capital transfers:		
Provincial	4,675,158	1,374,579
Total revenue	\$ 5,594,614	\$ 2,628,213

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

11. Municipal pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteesd 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 163,000 active members and approximately 60,000 retired members. Active members include approximately 35,000 contributors from local government.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of Plan funding. The most recent valuation as at December 31, 2009 indicated an unfunded liability of \$1,024 million for basic pension benefits. The next valuation will be as at December 31, 2012, with results available in 2013. The actuary does not attribute portions of the unfunded liability to individual employers. The City paid \$549,250 (2009 - \$464,541) for employer contributions while employees contributed \$456,154 (2009 - \$464,437) to the Plan in fiscal 2010.

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.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

12. Commitments and contingencies (continued):

(b) Municipal Finance Authority contingent demand notes:

Under borrowing arrangements with the MFA, the City is required to lodge security by means of demand notes and interest-bearing cash deposits based on the amount of the borrowing. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits are included in the City's financial assets as other assets and are held by the MFA as security against the possibility of debt repayment default. If the debt is repaid without default, the deposits are refunded to the City. At December 31, 2010 there were contingent demand notes of \$398,980 which are not included in the financial statements of the City.

(c) Litigation liability:

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

(d) Commitments:

The City entered into a long-term contract with the Royal Canadian Mounted Police 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 2011 estimated cost of this contract is \$3,800,000.

13. Budget data:

The unaudited budget data presented in these consolidated financial statements is based upon the 2010 operating and capital budgets approved by Council on February 15, 2010. Amortization expense 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.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

13. Budget data (continued):

	Budget amount
Revenues:	
Operating budget	\$ 26,211,450
Capital budget	42,878,700
West Shore	3,005,728
Less:	
Transfers from own funds	(4,203,400)
Proceeds on debt issue	(8,222,900)
Total revenue	59,669,578
Expenses:	
Operating budget	26,062,850
Capital budget	42,878,700
West Shore	3,788,791
Less:	
Capital expenses	(42,878,700)
Transfer to own funds	(1,412,300)
Debt principal payments	(1,734,000)
Total expenses	26,705,341
Annual surplus	\$ 32,964,237

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 2010, the City's share of improvements purchased by the Society on its behalf is \$1,326,119.

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

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

(a) Capital asset transfer (continued):

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2010, the City recorded a gain of \$339,456.

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, 2010 was \$1,206,000.

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 2010, the City's proportion for consolidation purposes was 47.380% (2009 - 46.677%).

CITY OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

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

(b) Consolidation (continued):

Condensed financial information for the Society is as follows:

	2010	2009
Financial assets	\$ 2,809,521	\$ 3,085,770
Financial liabilities	2,205,113	1,841,117
Net financial assets	604,408	1,244,653
Non-financial assets	795,491	758,343
Accumulated surplus	\$ 1,399,899	\$ 2,002,996
Invested in tangible capital assets	\$ 779,067	\$ 743,107
Reserve funds	1,235,341	1,259,889
Other	(614,509)	-
	\$ 1,399,899	\$ 2,002,996
Revenues	\$ 7,051,888	\$ 5,501,066
Requisition from members	4,163,307	3,647,206
	11,215,195	9,148,272
Expenses	7,654,985	5,623,643
Requisition for members	4,163,307	3,647,206
	11,818,292	9,270,849
Annual deficit	\$ (603,097)	\$ (122,577)

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 OF LANGFORD

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2010

15. Segmented information (continued):

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

General Government Services

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

Protective Services

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

Engineering and Public Works

The Engineering Department is responsible for the transportation services 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, 2010

15. Segmented information (continued):

2010	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 18,173,136	\$ -	\$ -	\$ -	\$ 1,496,078	\$ 19,669,214
Utility charges	-	-	-	-	5,000	5,000
Government transfers	917,099	366,254	598,553	3,712,708	-	5,594,614
Commercial leasing	77,931	152,641	-	120,745	-	351,317
Other	4,403,412	41,583	31,416	202,582	78,080	4,757,073
Licences and permits	121,090	1,002,635	716,190	450,932	-	2,290,847
Developer and property owner contributions	596,401	168,500	15,198,719	835,720	-	16,799,340
Sewer capital recovery fees	-	-	1,594,685	-	-	1,594,685
Development cost charges	-	-	640,730	1,797,294	-	2,438,024
Casino	188,080	100,000	771,638	249,000	-	1,308,718
Total revenue	24,477,149	1,831,613	19,551,931	7,368,981	1,579,158	54,808,832
Expenses:						
Salaries, wages and employee benefits	1,895,432	2,877,781	1,585,340	2,668,317	500	9,027,370
Contracted and general services	582,557	4,002,103	3,176,729	4,943,351	-	12,704,740
Materials, goods, supplies and utilities	498,046	297,346	394,385	460,696	-	1,650,473
Other	1,266,299	263,444	170,659	170,659	373,334	2,244,395
Amortization	278,210	373,516	2,335,577	1,097,821	546,975	4,632,099
Total expenses	4,520,544	7,814,190	7,662,690	9,340,844	920,809	30,259,077
Annual surplus (deficit)	\$ 19,956,605	\$ (5,982,577)	\$ 11,889,241	\$ (1,971,863)	\$ 658,349	\$ 24,549,755



Permissive Tax Exemptions 2010

CITY OF LANGFORD

BYLAW NO. 1251

A BYLAW TO EXEMPT CERTAIN LANDS AND IMPROVEMENTS WITHIN THE CITY OF LANGFORD FROM TAXATION FOR THE YEAR 2010

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 2010

- 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 2010

- p) Roll No. 01-62-327-5646.100
Lot 1, Plan VIP69262, Esquimalt District
Bishop of Victoria
798 Goldstream Avenue
- q) Roll No. 01-62-327-06694-030,
Lot 1, Plan 44619, Metchosin District
The Forge (formerly the Western Community Baptist Church)
2610-2612 Sooke Road
- r) Roll No. 01-62-327-18809-000,
Lot A, Plan VIP65130, Section 72, Esquimalt District; Lot 1, Plan
VIP70605, Section 5, Esquimalt District; Lot 35, Plan 2574, Section 1,
Esquimalt District; Lot A, Plan VIP61975, District Lot 85, Malahat District;
Lot A, Block 1479, Plan VIP61976, Malahat District; Lot A, Block 1480,
Plan VIP61977, Malahat District
Island Corridor Foundation
E & N Railway Corridor
- s) Roll No. 01-62-327-05709.202
Lot 2, Plan VIS6677, Section 72, Esquimalt District;
Westwind Plaza (JV) Properties Ltd. (Goudy Library)
119-755 Goldstream Avenue
- t) Roll No. 01-62-327-06220.000;
Lot 1, Block A, Plan 1139, Section 90, Metchosin District
The Land Conservancy
1152 Lippincott Road
- u) 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 2010.

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 2010, 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 2010

3. This Bylaw may be cited as the "Tax Exemption Bylaw No.1251, 2009."

READ A FIRST TIME this 21st day of September, 2009.

READ A SECOND TIME this 21st day of September, 2009.

READ A THIRD TIME this 21st day of September, 2009.

RECONSIDERED AND FINALLY ADOPTED this 19th day of October, 2009.




MAYOR


CLERK-ADMINISTRATOR

CITY OF LANGFORD
ANNUAL DEVELOPMENT COST CHARGES REPORT
FOR THE YEAR ENDED DECEMBER 31, 2010

	<u>Opening Balance</u>	<u>DCC's Received</u>	<u>Expenditures</u>	<u>Interest Earned</u>	<u>Closing Balance</u>
Park & Open Space	\$ 8,508,416	\$ 590,550	\$ (1,797,295)	\$ 46,767	\$ 7,348,438
Storm Drainage	130,702	159,064	(339,870)	994	(49,110)
Roads	<u>(1,179,169)</u>	<u>569,278</u>	<u>(253,416)</u>	<u>(6,360)</u>	<u>(869,667)</u>
	<u>\$ 7,459,949</u>	<u>\$ 1,318,892</u>	<u>\$ (2,390,581)</u>	<u>\$ 41,401</u>	<u>\$ 6,429,661</u>

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