

**CITY OF LANGFORD**  
**REGULAR MEETING OF COUNCIL**  
**Monday, April 18<sup>th</sup>, 2016 @ 7:00 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**AGENDA**

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|------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>1.     <u>CALL TO ORDER</u></b>                                                                                                       |             |
| <b>2.     <u>APPROVAL OF THE AGENDA</u></b>                                                                                              |             |
| <b>3.     <u>ADOPTION OF MINUTES</u></b>                                                                                                 |             |
| a) Minutes of the Regular Meeting of Council – April 4 <sup>th</sup> , 2016                                                              | <b>4</b>    |
| <b>4.     <u>PUBLIC PARTICIPATION</u></b>                                                                                                |             |
| <b>5.     <u>DEVELOPMENT VARIANCE PERMIT</u></b>                                                                                         |             |
| a) DVP16-0002 – 899 McCallum Road; 2658, 2662, 2666 & 2670 Secretariat Way                                                               | <b>8</b>    |
| <b>6.     <u>COMMITTEE RESOLUTIONS</u></b>                                                                                               |             |
| a) Planning Zoning and Affordable Housing Committee – April 11 <sup>th</sup> , 2016                                                      | <b>11</b>   |
| 1. Application to permit a one (1) hour extension to the hours of operation from Monday to Thursday and Sunday (Planning)                |             |
| 2. Omnibus #43 - Secondary suites in the RS4 zone (Planning)                                                                             |             |
| 3. Application to rezone 1053 and 1021 Englewood from the RR2 zone to the R2A Zone to permit a 29 lot residential subdivision (Planning) |             |
| b) Administration and Finance Committee – April 12 <sup>th</sup> , 2016                                                                  | <b>12</b>   |
| 1. 2015 Audited Financial Statements (Finance)                                                                                           |             |
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| 1. Updated Street Lighting Policy (Engineering)                                                                                          |             |
| 2. Request to Infill Ditch adjacent to 2598 Buckler Avenue (Engineering)                                                                 |             |
| <b>7.     <u>REPORTS</u></b>                                                                                                             |             |
| a) Heart and Stroke Foundation of BC and Yukon Bike Event                                                                                | <b>14</b>   |
| - Staff Report (Engineering)                                                                                                             |             |
| b) Westshore Parkway – Segment 8 (dual left on TCH) Pre-approval – Award to Lowest Bidder                                                |             |
| - Staff Report (Engineering)                                                                                                             | <b>19</b>   |

|    |                                                                                                                                                         |    |
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| c) | 1 <sup>st</sup> Quarterly Report – January 1 <sup>st</sup> to March 31 <sup>st</sup> , 2016<br>- Staff Report (Planning, Land Development and Building) | 21 |
| e) | Grand Forest Close License to Occupy with Paul Goudy and Elizabeth Peters<br>- Staff Report (Land Development)                                          | 30 |
| f) | 2016-2020 Five-Year Financial Plan<br>- Staff Report (Finance)                                                                                          | 33 |
| g) | Bear Mountain Parkway Extension – Local Area Service Establishment<br>- Staff Report (Finance)                                                          | 35 |
| h) | Canada Geese Management – Glen Lake<br>- Staff Report (Parks)                                                                                           | 40 |
| 8. | <b><u>CORRESPONDENCE</u></b>                                                                                                                            |    |
| a) | Greater Victoria Cycling Coalition<br><u>Re: Request for 2 cent Increase in Gas Tax for BC Transit</u>                                                  | 50 |
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| a) | BYLAW NO. 1495<br>“Langford Zoning Bylaw, Amendment No. 393, (3030 Jacklin Rd), 2013”.<br>(ADOPTION)                                                    | 51 |
| b) | BYLAW NO. 1611<br>“Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016”.<br>(ADOPTION)                                                    | 55 |
| c) | BYLAW NO. 1612<br>“Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015”.<br>(ADOPTION)                               | 59 |
| d) | BYLAW NO. 1613<br>“Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015”.<br>(ADOPTION)                                               | 63 |
| e) | BYLAW NO. 1627<br>“Revenue Anticipation Borrowing Bylaw No. 1627, 2016”<br>(ADOPTION)                                                                   | 66 |
| f) | BYLAW NO. 1628<br>“City of Langford 2016-2020 Financial Plan Bylaw No. 1628, 2016”.<br>(FIRST, SECOND AND THIRD READINGS)                               | 67 |

- g) **BYLAW NO. 1629** **71**  
"City of Langford Tax Rates Bylaw No. 1629, 2016."  
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- h) **BYLAW NO. 1630** **73**  
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(FIRST, SECOND AND THIRD READINGS)
- i) **BYLAW NO. 1631** **80**  
Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016.  
(FIRST, SECOND AND THIRD READINGS)
- 10. **IN CAMERA RESOLUTION** **81**
- 11. **ADJOURNMENT**

**CITY OF LANGFORD**  
**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**Monday, April 4<sup>th</sup>, 2016 @ 7:00 p.m.**  
**Council Chambers, 3<sup>rd</sup> Floor, 877 Goldstream Avenue**

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**PRESENT**

Mayor S. Young; Councillors: D. Blackwell, L. Seaton, W. Sifert, L. Szpak and R. Wade.

**ATTENDING**

Acting CAO, S. Ternent, Deputy Clerk, L. Kaercher, Director of Engineering, M. Mahovlich and Director of Planning, M. Baldwin.

**ABSENT**

Councillor M. Sahlstrom.

**1. CALL TO ORDER**

The Chair called the meeting to order at 7:00 pm.

**2. APPROVAL OF THE AGENDA**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council approve the Agenda as presented.

CARRIED.

**3. ADOPTION OF MINUTES**

**a) Minutes of the Regular Meeting of Council – March 21<sup>st</sup>, 2016**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SIFERT

That the Minutes of the Regular Meeting of Council held on March 21<sup>st</sup>, 2016 be approved.

CARRIED.

**4. PRESENTATION**

**a) Belmont Secondary School**

**Re: Expression of Appreciation - 2016 Belmont Graduation Langford Support**

Members of the Student Council from Belmont Secondary School addressed Council and stated their appreciation for Langford's support and generous financial contribution to their 2016 Belmont Graduation.

**5. PUBLIC PARTICIPATION**

Ms. Elaine Baglo , President of Goldstream Farmers Market addressed Council with respect to Agenda item 7(c) Goldstream Farmers Market – Selling Alcohol.

**6. COMMITTEE RESOLUTIONS**

**a) Planning Zoning & Affordable Housing Committee – March 29<sup>th</sup>, 2016**

- 1. Application to vary the visitor parking requirement for all townhouses proposed to be constructed at 899 McCallum, 2670, 2666, 2662 and 2658 Secretariat Way  
(File DVP16-0002 – 899 McCallum Rd; 2658, 2662, 2666 & 2670 Secretariat Way)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council:

1. Direct staff to proceed with consideration of the following variance for 899 McCallum, 2670, 2666, 2662 and 2658 Secretariat Way:
  - a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the required on-site visitor parking stalls for all townhouses from 10 to nil; and
2. Direct staff to research and bring forward options for visitor parking requirements for ground-oriented townhousing that front public streets, where on-street parking is created at the same time as the development.

CARRIED.

**7. REPORTS**

**a) Revenue Anticipation Borrowing Bylaw No. 1627**

**- Staff Report (Finance)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR WADE

That Council consider three readings to Bylaw No. 1627, "Revenue Anticipation Borrowing Bylaw No. 1627, 2016".

CARRIED.

**b) Award of Contract West Shore Parkway – Segment 2**  
**- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT  
SECONDED: COUNCILLOR WADE

That Council:

1. Award the contract for Segment 2 of the West Shore Parkway to Windley Contracting Ltd for a price of \$854,400.00 plus GST and fund this from the City's new Building Canada Infrastructure Grant; and
2. Award the provisional amount for the installation of the watermain to Windley Contracting Ltd for \$206,270 plus GST funded by the Glenshire Business Park Inc. by agreement with the City.

CARRIED.

**c) Goldstream Farmers Market – Selling Alcohol**  
**- Staff Report (Parks)**

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council direct staff to allow two vendors the tasting only of locally bottled wine, cider and mead in Veterans Memorial Park.

MOVED BY: COUNCILLOR SZPAK  
SECONDED: COUNCILLOR BLACKWELL

That Council

1. Approve two liquor vendors at the Goldstream Farmers Market on a temporary basis for the purpose of tasting and selling one bottle only of locally bottled wine, cider and mead in Veterans Memorial Park for one season; and
2. Direct Councillor Lillian Szpak to meet with the market and Langford liquor store vendors at the end of the market season to determine the effect and financial implications to the liquor store vendors in the Langford.

CARRIED.

COUNCILLOR SEATON OPPOSED

**8. CORRESPONDENCE**

**a) Rupert and Franny Yakelashek**  
**Re: World Water Day**

MOVED BY: COUNCILLOR BLACKWELL  
SECONDED: COUNCILLOR SZPAK

That Council receive the letter dated March 22<sup>nd</sup>, 2016 from Rupert and Franny Yakelashek regarding World Water Day.

CARRIED.

**9. BYLAWS**

**a) BYLAW NO. 1618**

**"Subdivision and Development Servicing Bylaw, Amendment No. 13, Bylaw No. 1618".  
(ADOPTION)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1618.

CARRIED.

**b) BYLAW NO. 1627**

**"Revenue Anticipation Borrowing Bylaw No. 1627, 2016"  
(FIRST, SECOND AND THIRD READING)**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR WADE

That Council give Bylaw No. 1627 First, Second and Third Reading.

CARRIED.

**10. IN CAMERA RESOLUTION**

MOVED BY: COUNCILLOR BLACKWELL

SECONDED: COUNCILLOR SZPAK

a) That it is the opinion of Council that the public interest requires that persons other than members of Council and Officers be excluded from the meeting to consider confidential information regarding Legal Matters, under 90 (1) (f) of the Community Charter.

b) That Council continues the meeting in closed session.

CARRIED.

**11. ADJOURNMENT**

The Chair adjourned the meeting at 7:26 pm.

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PRESIDING COUNCIL MEMBER:

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CERTIFIED CORRECT  
Administrator

**CITY OF LANGFORD  
DEVELOPMENT VARIANCE PERMIT**

**DVP16-0002 – 899 McCallum Rd, 2658, 2662, 2666 & 2670 Secretariat Way**

That Development Variance Permit No. DVP16-0002 be issued by the Council for the City of Langford to Kevin Parker on behalf of McCallum Developments to vary the visitor parking requirement for all townhouses proposed to be constructed at 899 McCallum Rd, 2658, 2662, 2666 and 2670 Secretariat Way subject to the following terms and conditions:

**1. Variances**

The following regulations of Zoning Bylaw No. 300 are varied under Section 498 of the *Local Government Act*:

- a) That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the required on-site visitor parking stalls for all townhouses from 10 to nil.



## ***Notice of Intention to Consider Issuance of a Development Variance Permit***

Council for the City of Langford hereby gives Notice of Intention to consider issuance of a Development Variance Permit at its Regular Meeting scheduled for 7:00 pm, Monday, 18 April 2016, in the City Hall Council Chamber on the Third Floor of 877 Goldstream Avenue.

|           |                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| File      | Development Variance Permit No. DVP16-0002                                                                                                           |
| Applicant | Kevin Parker, McCallum Developments                                                                                                                  |
| Location  | 899 McCallum Rd; 2670 Secretariat Way; 2666 Secretariat Way; 2662 Secretariat Way; 2658 Secretariat Way                                              |
| Proposal  | That Section 4.01.01 of Zoning Bylaw No. 300 be varied to reduce the required on-site visitor parking stalls for all townhouses from 10 to nil.      |
| Purpose   | To vary the visitor parking requirement for all townhouses proposed to be constructed at 899 McCallum Rd, 2658, 2662, 2666 and 2670 Secretariat Way. |

The purpose of this Notice is to acquaint the property owners and residents in the area with the specifics of the proposed variance. We request that the Administrator receive any written submissions by Wednesday, 13 April 2016. The submissions will then be distributed for Council's consideration. You may also speak at the Council Meeting of 18 April 2016 during the Public Participation Section at the beginning of the meeting.

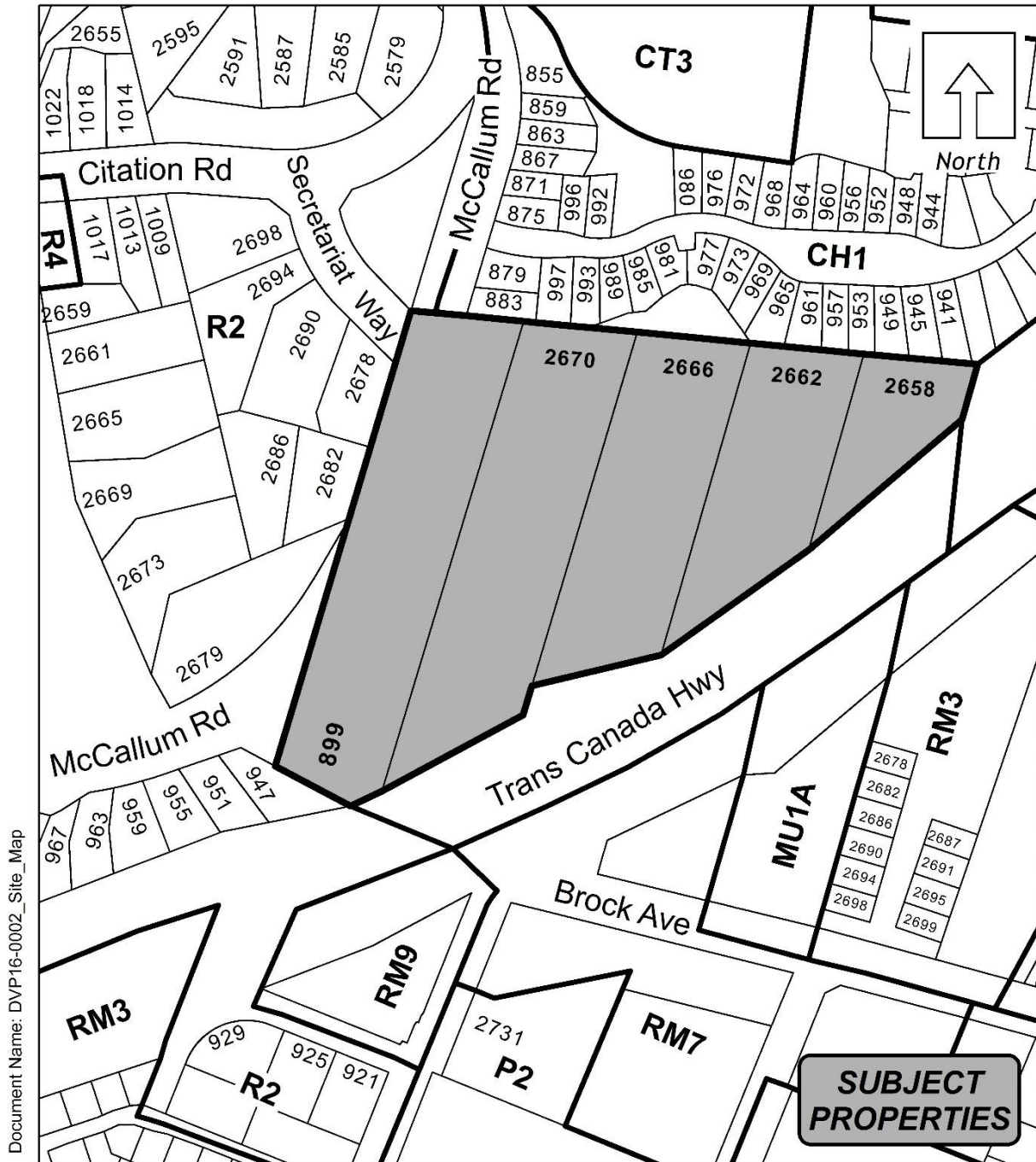
Relevant background information and a draft of the permit are available in the Planning Department for perusal Monday through Friday, except Statutory Holidays, during office hours (8:30 am to 4:30 pm). If you have any questions, please call Grant Liebscher in the Planning Department.

Jim Bowden  
Administrator

2016-04-05

**DEVELOPMENT VARIANCE PERMIT  
( DVP16-0002 )**

**899 McCallum Rd, 2670/2666/2662 and 2658 Secretariat Way**



Document Name: DVP16-0002\_Site\_Map

Scale: N.T.S.

Last Revised: 2/23/2016

**CITY OF LANGFORD**

**RESOLUTIONS OF THE PLANNING, ZONING AND AFFORDABLE HOUSING COMMITTEE  
MEETING**

**Monday, April 11<sup>th</sup>, 2016**

- 1. Application to permit a one (1) hour extension to the hours of operation from Monday to Thursday and Sunday (Planning)**

That Council inform the Liquor Control and Licensing Branch that Council does not recommend the issuance of this license as the proposed closing time of 1:00am from Sunday to Thursday would be inappropriate due to the location and its proximity to residents.

- 2. Omnibus #43 - Secondary Suites in the RS4 Zone (Planning)**

That Council consider giving First Reading to Bylaw No. 1608, "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

- 3. Application to rezone 1053 and 1021 Englewood from the RR2 zone to the R2A Zone to permit a 29 lot residential subdivision (Planning)**

That Council direct staff to prepare a bylaw in accordance with the proposal to amend the zoning designation of the properties located at 1021 and 1053 Englewood Avenue from RR2 (Rural Residential 2) to R2A (One and Two-Family Residential), subject to the following terms and conditions:

- a) That the owner agrees to provide as a bonus for increased density, the following contributions per single family equivalent dwelling unit prior to subdivision approval:
  - i) \$6,000 towards the General Amenity Reserve Fund; and
  - ii) \$1,000 towards the Affordable Housing Reserve Fund
- b) That the applicant provide, prior to Bylaw Adoption, a Section 219 covenant, registered in priority over all other charges on title, that agrees to the following;
  - i) That advisory notes be written to provide future owners with the understanding that they are nearby ALR lands, which could generate general farm nuisances and that the South Vancouver Island Rangers gun range is located a kilometer away and may generate a noise nuisance; and
  - ii) That as a condition of subdivision, the 1.5m wide trail (from the internal road southbound to end at the adjacent property to the south) be widened to be 2m;
  - iii) That the owner will provide a construction traffic and parking management plan to the satisfaction of the Director of Engineering prior to any construction associated with the subdivision.

**CITY OF LANGFORD**

**RESOLUTIONS OF THE ADMINISTRATION AND FINANCE COMMITTEE MEETING**

**Tuesday, April 12<sup>th</sup>, 2016**

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1. 2015 Audited Financial Statements (Finance)

That Council approve the 2015 Audited Financial Statements for the fiscal year ending December 31<sup>st</sup>, 2015

**CITY OF LANGFORD**

**RESOLUTIONS OF THE TRANSPORTATION AND PUBLIC WORKS COMMITTEE MEETING**

**Tuesday, April 12<sup>th</sup>, 2016**

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**1. Updated Street Lighting Policy No. POL-0104-ENG (Engineering)**

That Council adopt the revised Street Lighting Policy No. POL-0104-ENG, 2016.

**2. Request to Infill Ditch adjacent to 2598 Buckler Avenue (Engineering)**

That Council not approve the costs of infilling the ditch adjacent to the driveway at 2598 Buckler Road.



## Staff Report to Council

**Date:** 18/04/2016  
**Department:** Engineering  
**Subject:** Heart and Stroke Foundation of BC and Yukon Big Bike Event

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### Background

The attached letter from the Heart and Stroke Foundation of BC and Yukon is requesting permission to hold the Annual Big Bike Ride Event in Langford on Monday June 6, 2016.

### Commentary

The Big Bike is a 30 seat bicycle that sponsored teams will ride on the route (attached) to raise funds for the Heart and Stroke Foundation of BC and Yukon. This year's proposed route will be starting at Veterans Memorial Park travelling along Goldstream Avenue, Veterans Memorial Parkway, Meaford Avenue, Jacklin Road, and back to Goldstream Avenue. The Heart and Stroke Foundation will be seeking approval from the Ministry of Transportation to travel along Veteran's Memorial Parkway and certified traffic control will be used to assist the bike onto Goldstream Avenue from Aldwyn Road. The bike is controlled by an experienced driver to eliminate interference with traffic. The event will be taking place from 8:00am to 4:00pm.

### Financial Implications

The Heart and Stroke Foundation of BC and Yukon is asking that Council waive the \$35.00 permit fee and damage deposit.

### Legal Implications

With the adoption of the traffic bylaw on December 3, 1996, Council has jurisdiction over this matter.

**Options**

That Council:

1. Grant permission for the Heart and Stroke Foundation of BC and Yukon to hold the Big Bike Ride on Monday, June 6, 2016 from Veterans Memorial Park and follow the route as shown on the attached map with the condition that they have provided proof of approval from the Ministry of Transportation and \$5,000,000 general liability insurance naming the City of Langford and Victoria Contracting and Municipal Maintenance Corporation as additional named insured; **AND**
2. Waive the \$35 permit fee and damage deposit; **OR**
3. NOT grant permission for the Heart and Stroke Foundation of BC & Yukon to hold the Big Bike Ride on Monday, June 6, 2016.

Respectfully Submitted,

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Submitted by: | Kirsten Wilson, EIT                                       |
| Concurrence:  | Bob Beckett, Fire Chief                                   |
| Concurrence:  | Mike Leskiw, Parks and Recreation Manager                 |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Steve Ternent, Director of Finance                        |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                  |

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Attachments:

1. Letter to Mayor and Council
2. Route Map



March 31, 2016

Mayor and Council  
City of Langford  
2<sup>nd</sup> Floor, 877 Goldstream Avenue  
Langford, BC V9B 2X8

Dear Mayor and Council,

I am writing on behalf of the Heart and Stroke Foundation of BC & Yukon to request permission to hold our annual Heart & Stroke Big Bike Ride Event in Langford on Monday, June 6<sup>th</sup>, 2016.

The Big Bike event is a fun way for your community to show their support of the Heart and Stroke Foundation. The Big Bike is a 30-seat bicycle that will be available to community teams to ride throughout the day. The event will not interfere with traffic as an experienced driver controls the Big Bike and ensures that it travels with traffic along a specific route, observing the regulations of the Motor Vehicle Act.

You will find our proposed route on the next page. This route has been used in previous years and helps us to achieve our mission of visibility for the teams involved as well as helping us create awareness for what we are doing.

Upon receiving permission to hold our Big Bike event in Langford we will provide proof of our insurance. The Heart and Stroke Foundation accepts responsibility for cleaning up following the event.

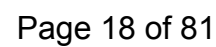
The Heart and Stroke Foundation leads the way towards a greater understanding of the root causes of heart disease and stroke, which affects almost 40% of Canadians over the course of their lifetime. We rely heavily on public donations of time and money to fund vital research and promote heart-healthy living in our communities.

Thank you very much for your support.

Sincerely,

A handwritten signature in black ink that reads "Jodi Gaiser".

Jodi Gaiser  
Community Development Coordinator  
Heart and Stroke Foundation of Canada  
106-1001 Cloverdale Ave  
Tel: 250-410-8094  
Email: [jgaiser@hsf.bc.ca](mailto:jgaiser@hsf.bc.ca)





# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

## Staff Report to Council

**Date:** April 18, 2016  
**Department:** Engineering  
**Subject:** West Shore Parkway Segment 8 Pre-Approval - Award to Lowest Bidder

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### Background

The purpose of this report is to obtain pre-approval from Council to award the construction contract for Segment 8 of the West Shore Parkway project.

### Commentary

WSP Canada Inc. is preparing the tender documents for Segment 8 of the West Shore parkway project which encompasses adding a left turn lane from the Trans-Canada Highway to the West Shore Parkway as well as associated laning adjustments which include intersection and traffic signaling work at the West Shore Parkway and Trans-Canada Highway intersection. The intent for preapproval is to have construction start in June with completion by December 2016.

The construction tender will be posted publicly on BC Bid. Staff are looking for Council pre-approval to award the construction contract to the lowest bidder assuming the bid is compliant to the tender specifications and no errors are found in the bid.

### Financial Implications

The West Shore Parkway Segment 8 will be funded through the City's Development Cost Charge Program with an additional 2/3 funding coming from the New Building Canada Infrastructure Grant Fund.

### Legal Implications

None were identified

**Options**

That Council:

1. Direct staff to award the construction contract for Segment 8 of the West Shore Parkway project, funded from the City's Development Cost Charge Program and the New Building Canada Infrastructure Fund, to the lowest bidder who is in compliance with the tender documents;

**OR**

2. Not award the contract at this time.

Respectfully submitted,

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Submitted by: | Trevor Auger, ASCT Engineering Technologist               |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Victor Chen, ASCT Manager, Engineering Construction       |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning           |
| Concurrence:  | Steve Ternent, Director of Finance                        |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                  |

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**Staff Report  
to  
Council**

**Date:** April 18, 2016  
**Department:** Planning, Land Development, and Building Departments  
**Subject:** Quarterly (1<sup>st</sup> Quarter) Report – January 1<sup>st</sup>, 2016 to March 31<sup>st</sup>, 2016

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**PLANNING DEPARTMENT**

| New Applications 2016 |          |           |           |                               |                                                                     |
|-----------------------|----------|-----------|-----------|-------------------------------|---------------------------------------------------------------------|
| Application           |          | Received  | Issued    | Address                       | Proposal                                                            |
| 1                     | DP-16-01 | 8-Jan-16  | 26-Jan-16 | 233 & 235 Bellamy Link        | Form & Character - Duplex                                           |
| 2                     | DP-16-02 | 13-Jan-16 | 3-Feb-16  | 239 & 241 Bellamy Link        | Form & Character - Duplex                                           |
| 3                     | DP-16-03 | 18-Jan-16 | 22-Jan-16 | 257 & 259 Bellamy Link        | Form & Character - Attached Duplex                                  |
| 4                     | DP-16-04 | 25-Feb-16 |           | 300 Phelps Ave                | Form & Character - 2 Multi-Family Townhouses                        |
| 5                     | DP-16-05 | 21-Jan-16 |           | 3348 Vision Way               | Form & Character - 3 SFDs                                           |
| 6                     | DP-16-06 | 27-Jan-16 | 11-Feb-16 | 2435 Millstream Rd            | Form & Character - Petro Canada Signage and Exterior Stucco Painted |
| 7                     | DP-16-07 | 28-Jan-16 | 3-Mar-16  | 2666 and 2670 Secretariat Way | Form & Character - McCallum 5 Unit Townhouse Block 2                |
| 8                     | DP-16-08 | 12-Feb-16 | 24-Feb-16 | 855 Langford Pkwy             | Form & Character - Canada Tire Pergola and Skid Cover               |
| 9                     | DP-16-09 | 17-Feb-16 |           | 3416 Hazelwood Rd             | Form & Character - 10 SFDs and 4 Townhouses                         |
| 10                    | DP-16-10 | 26-Feb-16 | 3-Mar-16  | 1053 Englewood Ave            | Environmental - Soil Deposition                                     |
| 11                    | DP-16-11 | 3-Mar-16  | 21-Mar-16 | 251 & 253 Bellamy Link        | Form & Character - Attached Duplex                                  |
| 12                    | DP-16-12 | 3-Mar-16  | 21-Mar-16 | 245 & 247 Bellamy Link        | Form & Character - Attached Duplex                                  |
| 13                    | DP-16-13 | 9-Mar-16  |           | 687 Strandlund Ave            | Form & Character - 24 Townhouse Development                         |
| 14                    | DP-16-14 | 10-Mar-16 |           | 2662 & 2666 Secretariat Way   | Form & Character - 8 unit Townhouse                                 |
| 15                    | DP-16-15 | 15-Mar-16 |           | 610 Atkins Ave                | Detached Duplex                                                     |

| Application |           | Received  | Issued    | Address                                                                                                                          | Proposal                                                                      |
|-------------|-----------|-----------|-----------|----------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 16          | DP-16-16  | 16-Mar-16 |           | PIDs: 026-228-203 & 026-228-211 (Bear Mountain unaddressed properties)                                                           | Environmental - 2.6ha clearing for future subdivision                         |
| 17          | DP-16-17  | 23-Mar-16 |           | 3220 West Shore Pkwy (1446 to 1498 Commander Crt (Phase 6 – Paradise Falls))                                                     | Form & Character - 27 Lot Subdivision (Commander Court)                       |
| 18          | DP-16-18  | 30-Mar-16 |           | 2781 Strathmore Rd                                                                                                               | Form & Character - 3 Storey - 10 Unit Building                                |
| 19          | DP-16-19  | 30-Mar-16 |           | 892 Goldstream Ave                                                                                                               | Form & Character - Garage Addition for the service and storage of automobiles |
| 20          | DP-16-20  | 31-Mar-16 |           | 881 Klahanie Dr                                                                                                                  | Environmental - Land Prep for an 11 Lot Subdivision                           |
| 21          | SDP-16-01 | 4-Jan-16  | 10-Feb-16 | #101 - 891 Attree Ave                                                                                                            | 2 Façade - Pemberton Holmes                                                   |
| 22          | SDP-16-02 | 6-Jan-16  | 8-Jan-16  | #111 - 866 Goldstream Ave                                                                                                        | 2 Façade - Langford Dental                                                    |
| 23          | SDP-16-03 | 15-Jan-16 | 27-Jan-16 | #125 - 2401G Millstream Rd                                                                                                       | 1 Façade - Lifelabs                                                           |
| 24          | SDP-16-04 | 27-Jan-16 | 28-Jan-16 | 2435 Millstream Rd                                                                                                               | 1 Façade - Petro Canada                                                       |
| 25          | SDP-16-05 | 2-Feb-16  | 10-Feb-16 | 2885 Peatt Rd                                                                                                                    | 1 Façade - West Shore Family Naturopathic Ltd                                 |
| 26          | SDP-16-06 | 3-Feb-16  | 10-Feb-16 | #129-735 Goldstream Ave                                                                                                          | 1 Façade - Win Resale Shop                                                    |
| 27          | SDP-16-07 | 8-Mar-16  | 16-Mar-16 | #110 - 2944 Westshore Pkwy                                                                                                       | 2 Façade, 1 Freestanding - CREST, Emergency Communications                    |
| 28          | SDP-16-08 | 14-Mar-16 | 18-Mar-16 | #117 - 777 Goldstream Ave                                                                                                        | 1 Façade - Kharma                                                             |
| 29          | SDP-16-09 | 23-Mar-16 | 30-Mar-16 | 1319 Rosewell Rd                                                                                                                 | 1 Façade - YMCA/YWCA Childcare                                                |
| 30          | SDP-16-10 | 29-Mar-16 |           | 963 Langford Pkwy                                                                                                                | 2 Façade - Raymond James Financial Planning                                   |
| 31          | SDP-16-11 | 30-Mar-16 |           | 3061 Jacklin Rd                                                                                                                  | 1 Temporary Development Sign - Belmont Market                                 |
| 32          | DVP-16-01 | 4-Jan-16  |           | 2781 Strathmore Ave                                                                                                              | Vary the Rear Yard Setback                                                    |
| 33          | DVP-16-02 | 26-Jan-16 |           | 899 McCallum Rd                                                                                                                  | Vary Visitor Parking                                                          |
| 34          | DVP-16-03 | 3-Mar-16  |           | 007-851-936; 3210 Westshore Pkwy; 1290 Langford Pkwy; 1220 Parkdale Dr                                                           | Parking Variances                                                             |
| 35          | DVP-16-04 | 7-Mar-16  |           | 2627 and 2639 Millstream Rd                                                                                                      | Cul de Sac Variance                                                           |
| 36          | DVP-16-05 | 15-Mar-16 |           | 566 Treanor Ave                                                                                                                  | Rear yard setback for existing House                                          |
| 37          | DVP-16-06 | 31-Mar-16 |           | 2176 Champions Way                                                                                                               | Rear Yard Setback Reduction                                                   |
| 38          | LLP-16-01 | 22-Oct-15 |           | Darcy's Pub                                                                                                                      | 737 Goldstream                                                                |
| 39          | LLP-16-02 | 14-Jan-16 |           | Axe & Barrel                                                                                                                     | 2323 Millstream Rd                                                            |
| 40          | Z-16-01   | 28-Jan-16 |           | 2131, 2181, 2160, 2200, 2250, 2251, 2300, 2350 Bear Mountain Pkwy; 2750 & 2751 Echo Valley Dr; 2588 Savory Rd; VIP87258 Lots 1-6 | Amend CD12 Zone - South Skirt                                                 |

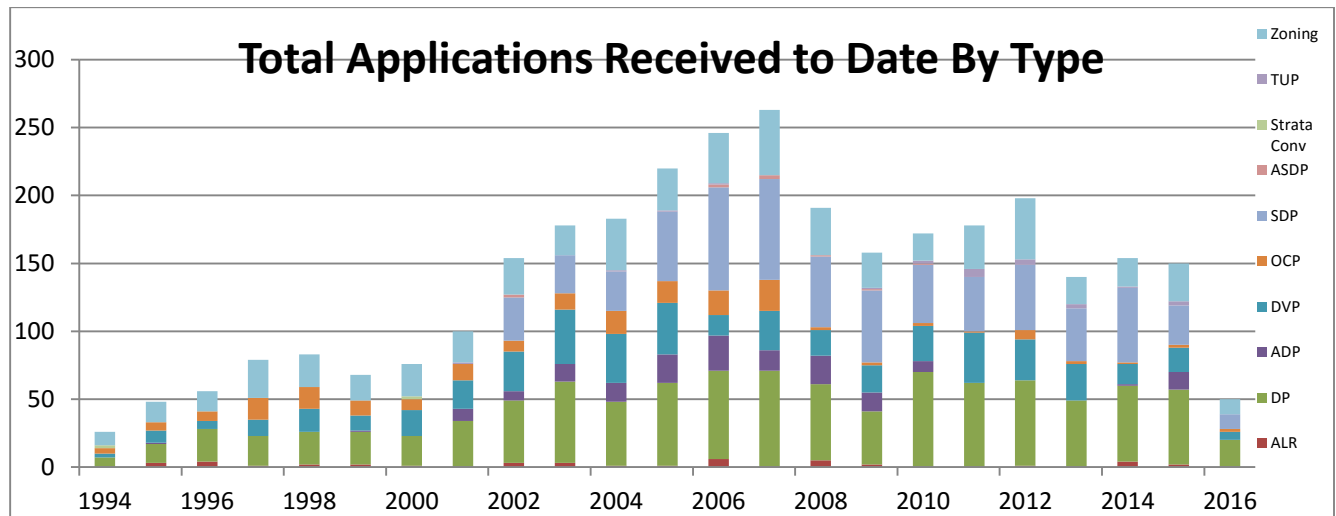
| Application |           | Received      | Issued | Address                                                                                                                                                                                                                                                                                                                                                              | Proposal                                                                                      |
|-------------|-----------|---------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 41          | Z-16-02   | 29-Jan-16     |        | 1270/89/96/1328/60/1425/45/5<br>0 Bear Mountain Pkwy; 2343<br>Nicklaus Dr; 2000 Hannington;<br>2030 Country Club Way;<br>976/77/81/84/85/88/89/92/96/1<br>000/04 Capella Dr; 2089 and<br>2133 Champions Way; 1175<br>Natures Gate; 2182 Navigators<br>Rise; 2235 Players Dr; 2079<br>Hedgestone; 2310 Echo Valley Dr;<br>1000 Gade; 2190 and 2220 Spirit<br>Ridge Dr | Create CD6A Zone - residential density, open space<br>requirement, amenity contributions      |
| 42          | Z-16-03   | 4-Feb-16      |        | 2793 Leigh Rd                                                                                                                                                                                                                                                                                                                                                        | Rezone a portion of Property (44ft) from BT1 to<br>CS3                                        |
| 43          | Z-16-04   | 12-Feb-16     |        | 967A Isabell Ave                                                                                                                                                                                                                                                                                                                                                     | R2 to RS3 for 6 Lot Subdivision                                                               |
| 44          | Z-16-05   | 16-Feb-16     |        | 1021 & 1053 Englewood Ave                                                                                                                                                                                                                                                                                                                                            | RR2 to R2A for 29 Lot Subdivision                                                             |
| 45          | Z-16-06   | 16-Feb-16     |        | 817 Arncote Ave                                                                                                                                                                                                                                                                                                                                                      | R2 to RM7A - 5 New Townhomes                                                                  |
| 46          | Z-16-07   | 18-Feb-16     |        | 2681 Claude Rd                                                                                                                                                                                                                                                                                                                                                       | R2 to ____ - 11 Unit 2 Townhouse Development                                                  |
| 47          | Z-16-08   | 18-Feb-16     |        | 1067/99; 1128/64 Braeburn Ave                                                                                                                                                                                                                                                                                                                                        | CD15 Text Amendment                                                                           |
| 48          | Z-16-09   | 19-Feb-16     |        | 647 and 667 Redington Ave &<br>2478 and 2482 Selwyn Rd                                                                                                                                                                                                                                                                                                               | Zone to accommodate storage facility, apartments,<br>townhouses and/or SFDs as permitted uses |
| 49          | Z-16-10   | 14-Mar-<br>16 |        | 592 Phelps Ave                                                                                                                                                                                                                                                                                                                                                       | Rezone to create 5 new lots                                                                   |
| 50          | Z-16-11   | 31-Mar-<br>16 |        | 720, 724 & 732 Meaford Ave                                                                                                                                                                                                                                                                                                                                           | For Office and Commercial Warehouse Uses and<br>new MU2 for Rental Apartment Use              |
| 51          | OCP-16-01 | 29-Jan-16     |        | 1270/89/96/1328/60/1425/45/5<br>0 Bear Mountain Pkwy; 2343<br>Nicklaus Dr; 2000 Hannington;<br>2030 Country Club Way;<br>976/77/81/84/85/88/89/92/96/1<br>000/04 Capella                                                                                                                                                                                             | Amendment Map 2 - Remove Openspace Mapping                                                    |
| 52          | OCP-16-02 | 24-Mar-<br>16 |        | 647 and 667 Redington Ave &<br>2478 and 2482 Selwyn Rd                                                                                                                                                                                                                                                                                                               | Portion of 647 & 667 Redington from<br>Neighbourhood to Mixed Use Employment Centre           |

### Current Applications

| Type of Application          | In Process | Issued/Adopted This Quarter |
|------------------------------|------------|-----------------------------|
| Agricultural Land Commission | 5          | 0                           |
| Development Permits*         | 15         | 14                          |
| Sign Development Permits     | 7          | 11                          |
| Development Variance Permits | 11         | 4                           |
| OCP Amendments               | 7          | 0                           |
| Temporary Use Permits        | 1          | 1                           |
| Zoning Amendments            | 36         | 8                           |
| <b>TOTAL</b>                 | <b>82</b>  | <b>38</b>                   |

### Applications Received to Date

|              | ALR       | DP         | ADP        | DVP        | OCP        | SDP        | ASDP      | Strata   | TUP       | Zoning     | Total       |
|--------------|-----------|------------|------------|------------|------------|------------|-----------|----------|-----------|------------|-------------|
| <b>1994</b>  | 0         | 7          | 0          | 3          | 4          | 0          | 0         | 2        | 0         | 10         | <b>26</b>   |
| <b>1995</b>  | 3         | 14         | 1          | 9          | 6          | 0          | 0         | 0        | 0         | 15         | <b>48</b>   |
| <b>1996</b>  | 4         | 24         | 0          | 6          | 7          | 0          | 0         | 0        | 0         | 15         | <b>56</b>   |
| <b>1997</b>  | 1         | 22         | 0          | 12         | 16         | 0          | 0         | 0        | 0         | 28         | <b>79</b>   |
| <b>1998</b>  | 2         | 24         | 0          | 17         | 16         | 0          | 0         | 0        | 0         | 24         | <b>83</b>   |
| <b>1999</b>  | 2         | 24         | 1          | 11         | 11         | 0          | 0         | 0        | 0         | 19         | <b>68</b>   |
| <b>2000</b>  | 1         | 22         | 0          | 19         | 8          | 0          | 0         | 2        | 0         | 24         | <b>76</b>   |
| <b>2001</b>  | 0         | 34         | 9          | 21         | 12         | 0          | 0         | 0        | 1         | 23         | <b>100</b>  |
| <b>2002</b>  | 3         | 46         | 7          | 29         | 8          | 32         | 2         | 0        | 0         | 27         | <b>154</b>  |
| <b>2003</b>  | 3         | 60         | 13         | 40         | 12         | 28         | 0         | 0        | 0         | 22         | <b>178</b>  |
| <b>2004</b>  | 1         | 47         | 14         | 36         | 17         | 29         | 0         | 0        | 1         | 38         | <b>183</b>  |
| <b>2005</b>  | 1         | 61         | 21         | 38         | 16         | 51         | 0         | 0        | 1         | 31         | <b>220</b>  |
| <b>2006</b>  | 6         | 65         | 26         | 15         | 18         | 76         | 2         | 0        | 1         | 37         | <b>246</b>  |
| <b>2007</b>  | 0         | 71         | 15         | 29         | 23         | 74         | 3         | 0        | 0         | 48         | <b>263</b>  |
| <b>2008</b>  | 5         | 56         | 21         | 19         | 2          | 52         | 1         | 0        | 0         | 35         | <b>191</b>  |
| <b>2009</b>  | 2         | 39         | 14         | 20         | 2          | 53         | 1         | 0        | 1         | 26         | <b>158</b>  |
| <b>2010</b>  | 0         | 70         | 8          | 26         | 2          | 43         | 1         | 0        | 2         | 20         | <b>172</b>  |
| <b>2011</b>  | 0         | 62         | 0          | 37         | 1          | 40         | 0         | 0        | 6         | 32         | <b>178</b>  |
| <b>2012</b>  | 1         | 63         | 0          | 30         | 7          | 48         | 0         | 0        | 4         | 45         | <b>198</b>  |
| <b>2013</b>  | 0         | 49         | 0          | 27         | 2          | 39         | 0         | 0        | 3         | 20         | <b>140</b>  |
| <b>2014</b>  | 4         | 56         | 1          | 15         | 1          | 55         | 0         | 0        | 1         | 21         | <b>154</b>  |
| <b>2015</b>  | 2         | 55         | 13         | 18         | 2          | 29         | 0         | 0        | 3         | 28         | <b>150</b>  |
| <b>2016</b>  | 0         | 20         | 0          | 6          | 2          | 11         | 0         | 0        | 0         | 11         | <b>50</b>   |
| <b>Total</b> | <b>41</b> | <b>991</b> | <b>164</b> | <b>483</b> | <b>195</b> | <b>660</b> | <b>10</b> | <b>4</b> | <b>24</b> | <b>599</b> | <b>3171</b> |



| Fees Collected By Type of Application by Month and By Year |          |            |           |            |           |           |            |               |               |
|------------------------------------------------------------|----------|------------|-----------|------------|-----------|-----------|------------|---------------|---------------|
|                                                            | ALR      | DP         | DVP       | Rezoning   | PH        | SDP       | TUP        | Monthly Total | Total to Date |
| Jan                                                        | \$ -     | \$ 8,200   | \$ 1,250  | \$ 12,300  | \$ 2,200  | \$ 400    | \$ -       | \$ 24,350     | \$ 24,350     |
| Feb                                                        | \$ -     | \$ 11,900  | \$ 1,250  | \$ 34,800  | \$ 13,200 | \$ 600    | \$ -       | \$ 61,750     | \$ 86,100     |
| Mar                                                        | \$ -     | \$ 42,800  | \$ 5,000  | \$ 24,100  | \$ 2,200  | \$ 950    | \$ -       | \$ 75,050     | \$ 161,150    |
| Apr                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| May                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Jun                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Jul                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Aug                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Sep                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Oct                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Nov                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Dec                                                        | \$ -     | \$ -       | \$ -      | \$ -       | \$ -      | \$ -      | \$ -       | \$ -          | \$ 161,150    |
| Total                                                      | \$ -     | \$ 62,900  | \$ 7,500  | \$ 71,200  | \$ 17,600 | \$ 1,950  | \$ -       | \$ 161,150    | \$ 161,150    |
|                                                            |          |            |           |            |           |           |            |               |               |
| 2016                                                       | \$ -     | \$ 62,900  | \$ 7,500  | \$ 71,200  | \$ 17,600 | \$ 1,950  | \$ 161,150 |               | \$ 322,300    |
| 2015                                                       | \$ 1,500 | \$ 231,603 | \$ 17,500 | \$ 79,270  | \$ 44,000 | \$ 4,535  | \$ 1,700   |               | \$ 380,108    |
| 2014                                                       | \$ 1,800 | \$ 169,859 | \$ 20,750 | \$ 121,400 | \$ 35,200 | \$ 9,025  | \$ 1,700   |               | \$ 359,734    |
| 2013                                                       | \$ -     | \$ 143,608 | \$ 25,450 | \$ 62,800  | \$ 28,600 | \$ 6,725  | \$ -       |               | \$ 267,183    |
| 2012                                                       | \$ 300   | \$ 190,621 | \$ 20,475 | \$ 192,752 | \$ 76,630 | \$ 8,050  | \$ 4,825   |               | \$ 493,653    |
| 2011                                                       | \$ -     | \$ 242,039 | \$ 34,450 | \$ 91,120  | \$ 44,100 | \$ 7,625  | \$ 3,525   |               | \$ 422,859    |
| 2010                                                       | \$ 3,600 | \$ 339,882 | \$ 29,055 | \$ 50,075  | \$ 24,300 | \$ 6,600  | \$ 2,350   |               | \$ 455,862    |
| 2009                                                       | \$ 600   | \$ 177,908 | \$ 24,330 | \$ 133,750 | \$ 26,400 | \$ 10,800 | \$ -       |               | \$ 373,788    |
| 2008                                                       | \$ 3,600 | \$ 286,539 | \$ 19,990 | \$ 149,982 | \$ 55,311 | \$ 11,445 | \$ -       |               | \$ 526,867    |
| 2007                                                       | \$ -     | \$ 277,015 | \$ 31,577 | \$ 130,696 | \$ 91,473 | \$ 14,405 | \$ -       |               | \$ 545,167    |
| 2006                                                       | \$ 3,150 | \$ 372,655 | \$ 15,425 | \$ 139,796 | \$ 40,600 | \$ 14,800 | \$ -       |               | \$ 586,426    |
| 2005                                                       | \$ 300   | \$ 412,137 | \$ 34,195 | \$ 178,171 | \$ 36,400 | \$ 10,270 | \$ -       |               | \$ 671,474    |
| 2004                                                       | \$ -     | \$ 261,296 | \$ 30,920 | \$ 167,845 | \$ 45,766 | \$ -      | \$ -       |               | \$ 505,828    |
| 2003                                                       | \$ 1,200 | \$ 178,048 | \$ 39,965 | \$ 182,920 | \$ 24,850 | \$ -      | \$ -       |               | \$ 426,983    |
| 2002                                                       | \$ -     | \$ 97,072  | \$ 37,851 | \$ 61,082  | \$ 20,262 | \$ -      | \$ -       |               | \$ 216,266    |

\* 2016 fees calculated to March 31, 2016

## LAND DEVELOPMENT

| <b>Subdivision Applications Received this Quarter</b>  |                                                            |               |                         |                        |                  |
|--------------------------------------------------------|------------------------------------------------------------|---------------|-------------------------|------------------------|------------------|
| <b>Sub Number</b>                                      | <b>Location</b>                                            | <b>Status</b> | <b>Application Date</b> | <b>SOC Issued Date</b> | <b># of Lots</b> |
| SUB16-0009                                             | 967A and B Isabelle Ave                                    | Application   | 2016-03-31              |                        | 6                |
| SUB16-0008                                             | 3416 Hazelwood Road                                        | Application   | 2016-02-29              |                        | 14               |
| SUB16-0007                                             | 209 Cottier Place                                          | Application   | 2016-02-19              |                        | 1                |
| SUB16-0006                                             | 881 Klahanie Drive                                         | Application   | 2016-02-16              |                        | 10               |
| SUB16-0005                                             | 917 Avrill Road (Hayworth Building – Airspace Subdivision) | Application   | 2016-02-05              |                        | 3                |
| SUB16-0004                                             | 2639 Millstream Road                                       | Application   | 2016-01-20              | 2016-02-25             | 2                |
| SUB16-0003                                             | 3275 Walfred Road                                          | Application   | 2016-01-19              | 2016-03-15             | 1                |
| SUB16-0002                                             | 1306 Westhills Drive – Road Dedication                     | Application   | 2016-01-06              |                        |                  |
| SUB16-0001                                             | 2798 Lakehurst Drive                                       | Application   | 2016-01-05              | 2016-02-23             | 2                |
| <b>TOTAL LOTS UNDER CONSIDERATION FOR THIS QUARTER</b> |                                                            |               |                         |                        | <b>39</b>        |

| <b>Average Processing Time in Number of Days</b> |                               |                               |                               |                               |
|--------------------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <b>Year</b>                                      | <b>1<sup>st</sup> Quarter</b> | <b>2<sup>nd</sup> Quarter</b> | <b>3<sup>rd</sup> Quarter</b> | <b>4<sup>th</sup> Quarter</b> |
| 2012                                             | 29.6                          | 77.6                          | 72.8                          | 79.9                          |
| 2013                                             | 60.2                          | 36.6                          | 57.1                          | 42.5                          |
| 2014                                             | 51.0                          | 57.5                          | 33.8                          | 43.0                          |
| 2015                                             | 78.6                          | 63.8                          | 45.8                          | 48.7                          |
| 2016                                             | 57.6                          |                               |                               |                               |

| <b>Subdivision Revenue</b>                              |               |             |                 |
|---------------------------------------------------------|---------------|-------------|-----------------|
| <b>Account</b>                                          | <b>Budget</b> | <b>2016</b> | <b>Variance</b> |
| 10-02-115-472-0000-0078–Subdivision Application Fees    | \$180,000     | \$32,576    | \$32,576        |
| 10-02-115-472-0000-0079–Subdivision Final Approval      | \$30,000      | \$14,500    | \$14,500        |
| 10-02-115-472-0000-0080–Strata Conversion Applications  | \$1,000       | \$0         | \$0             |
| 10-02-115-472-0000-0081–Subdivision Onsite Eng Approval | \$60,000      | \$32,278    | \$32,278        |
| 10-02-150-472-0000-0548–Latecomer Processing Charges    | \$1,500       | \$0         | \$0             |

### Land Development Administration Synopsis

There have been several high profile subdivision start-ups including the development of the PCC lands on both the north side and south side of the TCH. North side works are nearly complete, and south side is in the clearing and grubbing phase.

In north Langford, Bear Mountain continues to be restricted by insufficient Hydro service, however there are now several alternatives to serving the lands; via Skirt Mountain via the extension of Bear Mountain Parkway through the lands, and/or via improvements along Millstream Road and Hannington Road. Ecoasis continues to work closely with Hydro, but as of today, BC Hydro has not provided notice to the Approving Officer that the Hydro restriction is no longer necessary. Ecoasis continues to plan, work with staff and move toward subdivision

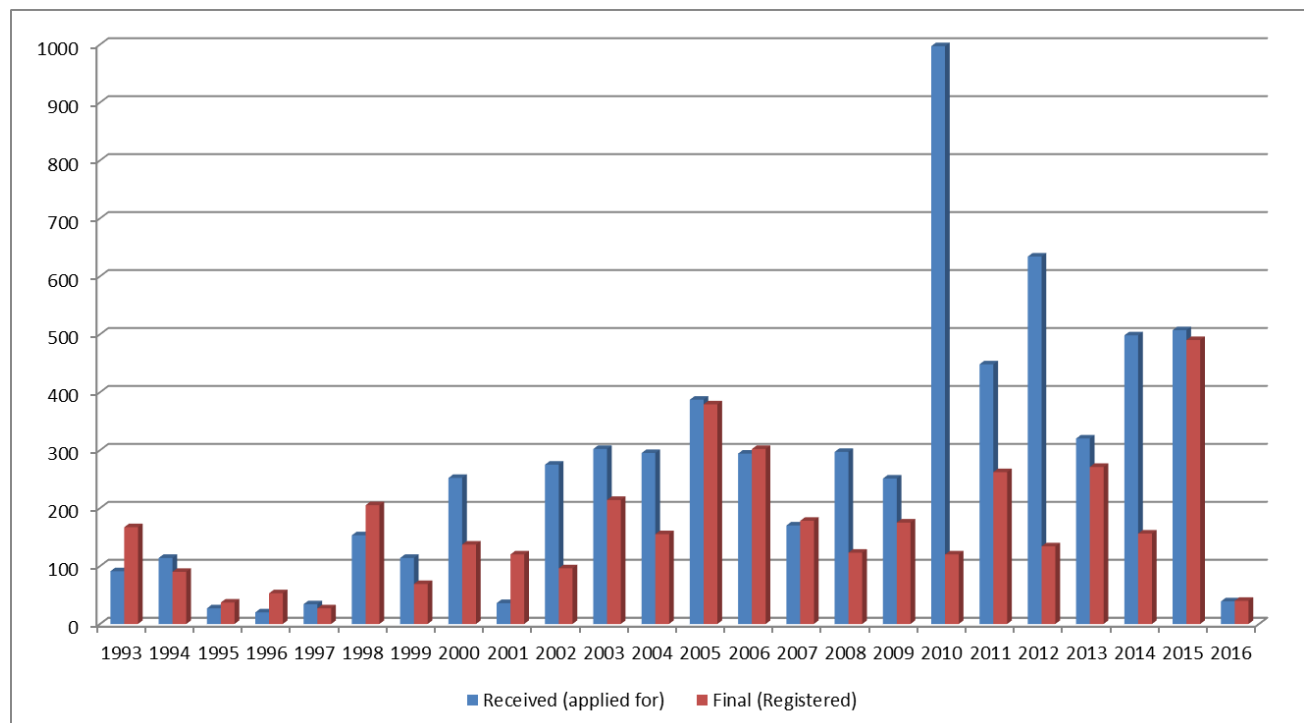
on the understanding that BC Hydro is close. BC Hydro agrees, and the delay is subject to funding commitment from Ecoasis, and a work order (which will occur after funding commitment).

In south Langford, Westhills and the Happy Valley / Latoria area are significant areas of subdivision activity, with residents along Klahanie starting to ask questions of potential and road planning and services.

Staff (Parks, Planning & Engineer) have recently met to discuss the asset of boulevard trees. Boulevard trees are an appreciating asset for the City, but remain a difficulty for the development community due to the narrow nature of road right-of-way presently requested and that right-of-way being full of services. With the narrow nature, there isn't room to plant trees *without those trees being on private property* with rights given to the City. This is presently enabled in the City's development and Servicing Bylaw (BL 1000). This enablement is provided by a SRW (Statutory right-of-way) at the time of subdivision. Staff discussion raised the question of whether this meets the intent of "tree-lined streets" as in at least one instance, the City boulevard trees have been planted too close to the home (making them a tree by their front door). Another potential concern is that home owners aren't aware of the covenant on their lands, and then they just trim or cut the tree and then ask forgiveness when caught. The end result *may* be a new tree, but with difficulty.

FUS continues to be a struggle. Any developer when working with their architect should/could engage an engineer to review their water supply, but often it is not until they reach Building Permit and are forced to consider FUS that this is done; seemingly catching the developer by surprise and unaware of what their design Engineer has submitted. This continues to be a struggle as it appears "late" in the process. Continued work with the development community has suggested that this could occur as early as the developer wishes, and should be part of their project review during their pre-planning phase.

### Subdivision Activity (Number of Lots)





City of Langford  
[www.cityoflangford.ca](http://www.cityoflangford.ca)

## Building Inspection Department

Quarterly Report for the 1st quarter of 2016

|                                          | 1st qtr 2016    | 1st qtr 2015    |
|------------------------------------------|-----------------|-----------------|
| <b>Single Family Dwelling</b>            | <b>64</b>       | <b>67</b>       |
| # of Units Created                       | 93              | 78              |
| Construction Cost                        | \$25,361,906.00 | \$19,157,437.00 |
| Permit Fees                              | \$207,421.20    | \$160,411.20    |
| <b>Duplex</b>                            | <b>5</b>        | <b>6</b>        |
| # of Units Created                       | 10              | 12              |
| Construction Cost                        | \$2,846,679.00  | \$3,776,047.00  |
| Permit Fees                              | \$22,800.00     | \$28,629.20     |
| <b>Multifamily</b>                       | <b>6</b>        | <b>5</b>        |
| # of Units Created                       | 46              | 77              |
| Construction Cost                        | \$7,924,197.00  | \$9,388,394.00  |
| Permit Fees                              | \$38,785.84     | \$51,402.60     |
| <b>Residential Additions/Alterations</b> | <b>3</b>        | <b>9</b>        |
| # of Units Created                       | 0               | 1               |
| Construction Cost                        | \$74,000.00     | \$152,000.00    |
| Permit Fees                              | \$860.00        | \$1,863.00      |
| <b>Commercial/Industrial</b>             | <b>12</b>       | <b>16</b>       |
| # of Units Created                       | 1               | 2               |
| Construction Cost                        | \$900,000.00    | \$1,332,000.00  |
| Permit Fees                              | \$8,455.00      | \$12,320.20     |
| <b>Institutional</b>                     | <b>0</b>        | <b>0</b>        |
| # of Units Created                       |                 |                 |
| Construction Cost                        |                 |                 |
| Permit Fees                              |                 |                 |
| <b>Plumbing</b>                          | <b>125</b>      | <b>134</b>      |
| Permit Fees                              | \$58,296.50     | \$38,777.99     |
| <b>Chimney</b>                           | <b>4</b>        | <b>8</b>        |
| Permit Fees                              | \$115.00        | \$200.00        |
| <b>Suites</b>                            | <b>30</b>       | <b>15</b>       |
| <b>Quarterly Totals</b>                  | <b>219</b>      | <b>245</b>      |
| # of Units Created                       | 150             | 170             |
| Construction Cost                        | \$37,106,782.00 | \$33,805,878.00 |
| Permit Fees                              | \$336,733.54    | \$293,604.19    |

Respectfully submitted,

|               |                                                  |
|---------------|--------------------------------------------------|
| Submitted by: | Trina Cruikshank, Assistant, Land Development    |
| Concurrence:  | Brent Molnar, Manager of Land Development        |
| Concurrence:  | Matthew Baldwin, Director of Planning, MCIP, RRP |
| Concurrence:  | Jerry Worobec, Acting Chief Building Inspector   |

:tlc/sc



## Staff Report to Council

**Date:** 18/04/2016  
**Department:** Land Development  
**Subject:** Grand Forest Close License to Occupy with Paul Goudy and Elizabeth Peters

### Background

Jared Steingard, on behalf of Paul Goudy and Elizabeth Peters, has applied for a Bylaw 33 Permit to install pillars in the road right of way of Grand Forest Close. A Bylaw 33 permit is only valid for one year and therefore for permanent structures Staff seek a License to Occupy. Similar installations have been damaged by vandalism and motor vehicle incidents. Council may wish the applicants to enter into a License to Occupy such that the Licensee retains ownership of the pillars and the maintenance obligation. A Bylaw 33 permit would still be required for the installation of the works.

### Commentary

The pillars as shown in Figure 1 below show a name plate that would designate the neighbourhood as "South Ridge Plateau."

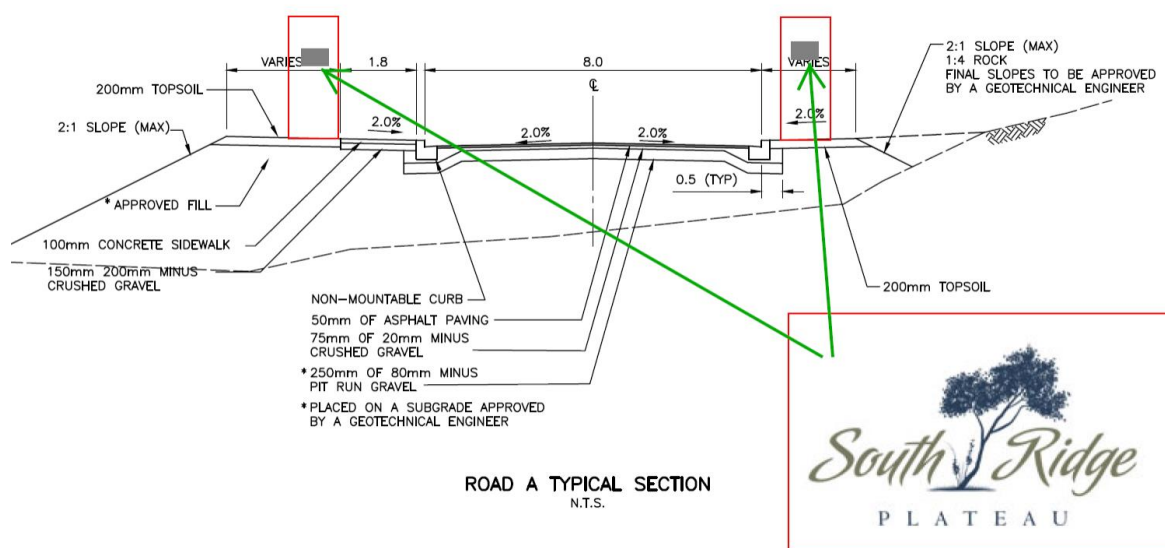


Figure 1

The proposed location is shown in Figure 2 below.

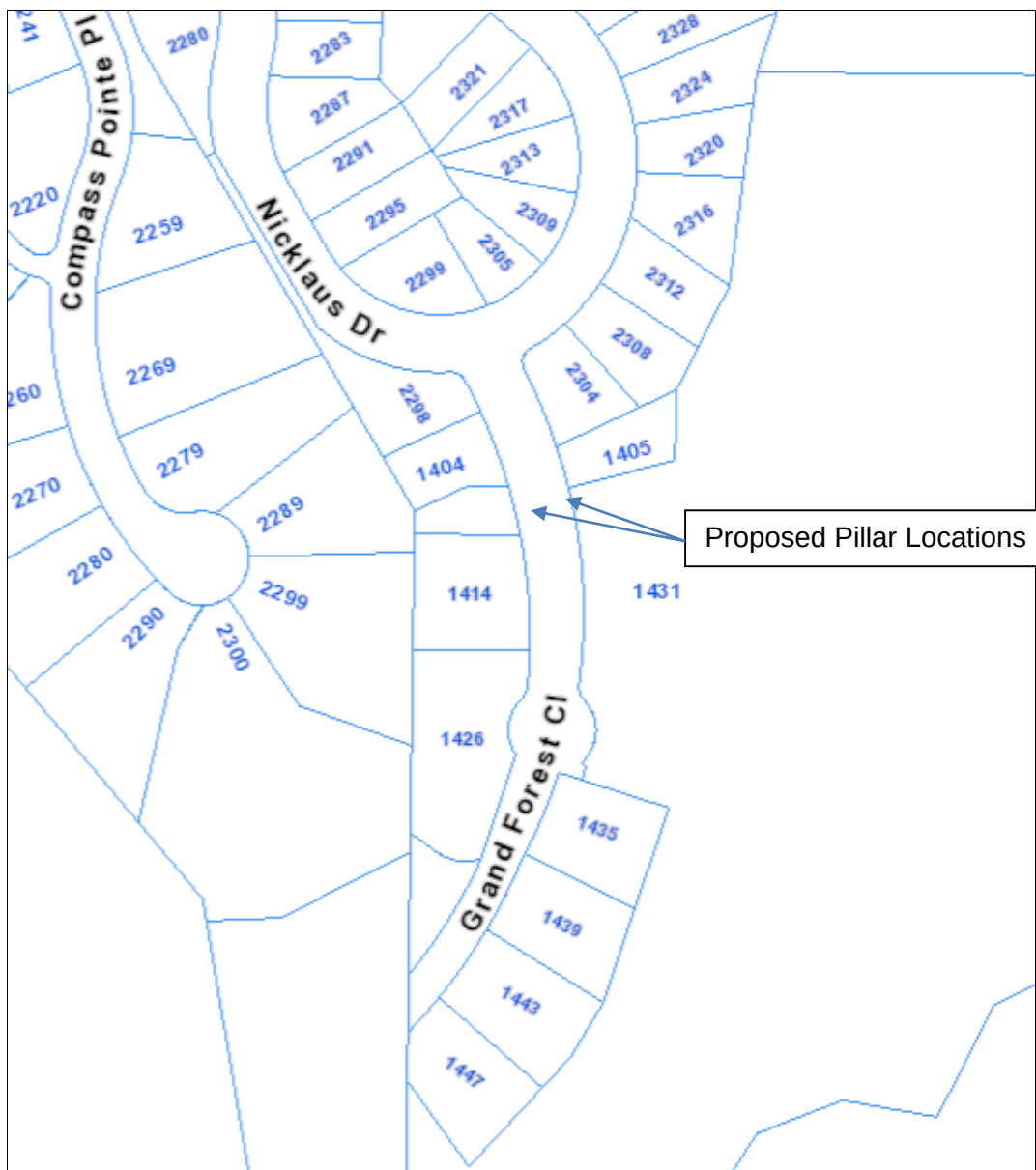


Figure 2

### Financial Implications

There are no financial implications related to the License to Occupy the subject road right of way. The Licensees' solicitor can prepare the License to the satisfaction of the Director of Engineering. The License to Occupy would require the Licensees to maintain the pillars. Council may require the Licensee to provide sufficient security equivalent to the replacement or removal of the pillars to be held for the duration of the License.

### **Legal Implications**

The License to Occupy Agreement must grant the Licensee the right to install, maintain and remove the improvements. It should define the location of the works and the term of the agreement. The License must release the City from liability.

### **Options**

That Council:

1. Enter into a License to Occupy Agreement with Paul Goudy and Elizabeth Peters prepared by the Licensees' solicitor to the satisfaction of the Director of Engineering to facilitate the construction of pillars in the road right of way of Grand Forest Close subject to the approval of a Bylaw 33 permit;

AND

2. Require the Licensee to provide a security equivalent to the value of replacing or removing the pillars for the duration of the Agreement.

OR

3. Not enter into a License to Occupy Agreement with Paul Goudy and Elizabeth Peters at this time.

Respectfully Submitted,

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Submitted by: | James Oliver                                              |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning           |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Brent Molnar, Manager of Land Development                 |
| Concurrence:  | Steve Ternent, Director of Finance                        |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                  |

:JO



## Staff Report to Council

**Date:** 18/04/2016  
**Department:** Finance  
**Subject:** 2016-2020 Five-Year Financial Plan Bylaw No. 1628 and  
2016 Tax Rates Bylaw No. 1629

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### Background

The *Community Charter* requires councils to adopt a Five-Year Financial Plan (the Plan) each year and, after the adoption of the Plan but before May 15<sup>th</sup>, to adopt a tax rate bylaw. Bylaws No. 1628 and No. 1629 satisfy these requirements.

### Commentary

Each departmental budget has been presented at an open meeting of the relevant committee, which fulfills the statutory requirement for a public financial planning process.

The 2016 budget provides for the maintenance of all service levels.

The capital budget provides for spending of \$48,474,600 in 2016, with over 99% funded from non-tax sources such as contributions, grants and reserves. Some of the projects in the capital budget are dependent on grants from senior governments which at this time have not yet been approved and so those projects may have to be carried forward to the 2017 capital budget in whole or in part.

Major components of the capital budget include:

- Road network improvements on Westshore Parkway McCallum Road, Bear Mountain Parkway and Leigh Road (\$25.35 million, or 58% of capital budget),
- Bike lanes and multi-use lanes (\$1.7 million) and
- Construction of the Centre for Fitness Excellence at City Centre Park (\$7.32 million)

### Taxation Implications

The Plan will result in a tax increase of 2.9% in 2016, of which 1.9% is for the additional 4 police officers that were committed in 2015. In addition, Council has added two new services in 2016 in the form of the new Langford Heritage Library and the purchase of service at the new YMCA/YWCA aquatic and fitness centre, both to open in May this year. Langford residents will be entitled to a 10% discount on fees at the aquatic/fitness centre. The total impact on the typical home of the 2.9% increase is \$32.24

Council also considers the distribution of taxes among property classes with the objective of maintaining a stable and equitable burden. This is accomplished by adjusting the class multiples where differences in market increases/decreases between property classes would distort the distribution. There were minor variations between 2015 and 2016 but not enough to warrant changing the multiples this year. This issue is revisited each year.

City of Langford 2016-2020 Financial Plan Bylaw No. 1628, 2016 gives authority for the City to spend for operating and capital purposes in 2016.

City of Langford Tax Rates Bylaw No. 1629, 2016 gives authority for the City to levy taxes for municipal, regional district and hospital purposes in 2016.

### Options

That council:

1. Give City of Langford 2016-2020 Financial Plan Bylaw No. 1628, 2016 three readings, **and**
2. That there be no change to the class multiples in 2016, **and**
3. Give City of Langford Tax Rates Bylaw No. 1629, 2016 three readings

Respectfully Submitted,

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| Submitted by: | Steve Ternent, Director of Finance                                    |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning                       |
| Concurrence:  | Bob Beckett, Fire Chief                                               |
| Concurrence:  | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| Concurrence:  | Mike Leskiw, Parks and Recreation Manager                             |
| Concurrence:  | Michelle Mahovich, P.Eng, P.Geo, Director of Engineering              |
| Concurrence:  | Brent Molnar, Manager of Land Development                             |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                              |



## Staff Report to Council

**Date:** 18/04/2016  
**Department:** Finance  
**Subject:** Bear Mountain Parkway Extension – Local Area Service Establishment Bylaw No. 1630 and Loan Authorization Bylaw No. 1631

---

### Background

Council has previously been approached by the owners of development property in the CD6 and CD12 zones (Bear Mountain and South Skirt Mountain) to construct the extension of the Bear Mountain Parkway from the Leigh Rd./McCallum intersection to the existing Parkway at the Bear Mountain Village. These highway works would be constructed to the interim standard described in Appendix “B”. This report is to advise Council that we have secured a petition from these property owners sufficient to enter into a Local Area Service (LAS) Bylaw pursuant to section 212 of the *Community Charter*. A Local Area Service Establishment Bylaw and Loan Authorization Bylaw are being brought forward for Council’s consideration of first, second and third readings.

### Commentary

Following Council’s Direction, staff have met with the affected owners of developable lands in the CD6 and CD12 zones (see Appendix “C”). The “Approx. Share of Debt Repayment” is based on taxable areas which are determined by the parcel area net of open space required by zoning and has been determined in consultation with the owners.

The benefitting lands are shown in Appendix “A” and encompass most of the remaining developable lands in the CD6 and CD12 zones plus two former PCC properties that will ultimately benefit from the highway works but are not yet zoned for development.

The project consists of a two-lane road with street lighting on one side plus grading and cut-and-fill to accommodate construction of the ultimate road cross-section.

### LAS Particulars

The LAS Establishment Bylaw will provide the City the authority to proceed with the project and to levy a parcel tax on the benefitting properties to recover the cost. The bylaw is the result of signed petitions from all but one owners representing 95.2% of the parcels and 96.4% of the assessed value of all parcels subject to the local service tax. The *Community Charter* requirement for the petition to be sufficient and

valid is that it be signed by at least 50% of the owners representing at least 50% of the assessed value. The Corporate Officer has certified the sufficiency and validity of the petition.

The Loan authorization Bylaw will enable the City to borrow up to \$5 million to fund the project with any costs in excess of that amount to be borne directly by the property owners.

### **Financial Implications**

Bylaws 1630 and 1631 give the City the authority to borrow up to \$5 million for a 15-year term to construct the highway works and to recover the annual debt servicing costs by a parcel tax levied on the properties in the Local Service Area. None of these costs will be charged to the general tax payer. Borrowing the money will not have a serious impact on the City's ability to borrow for additional projects in the future should the need arise.

Any costs above the \$5 million to be borrowed would be the responsibility of the property owners.

### **Legal Implications**

Establishment of a Local Area Service and levying of a local service tax are subject to Part 7, Division 5 of the *Community Charter*.

A Loan Authorization Bylaw for this purpose does not require assent of the electors (s. 217, *Community Charter*). After third reading, the bylaw will be submitted to the Inspector of Municipalities for approval. After approval, Council may adopt. There is then a 30-day quashing period after which we will apply to the Inspector of Municipalities for a Certificate of Approval. Once the Certificate of Approval is received, we are able to borrow.

At a later date, staff will be bringing forward Parcel Tax Roll Preparation and Parcel Tax Rate Bylaws as part of the LAS process.

### **Options**

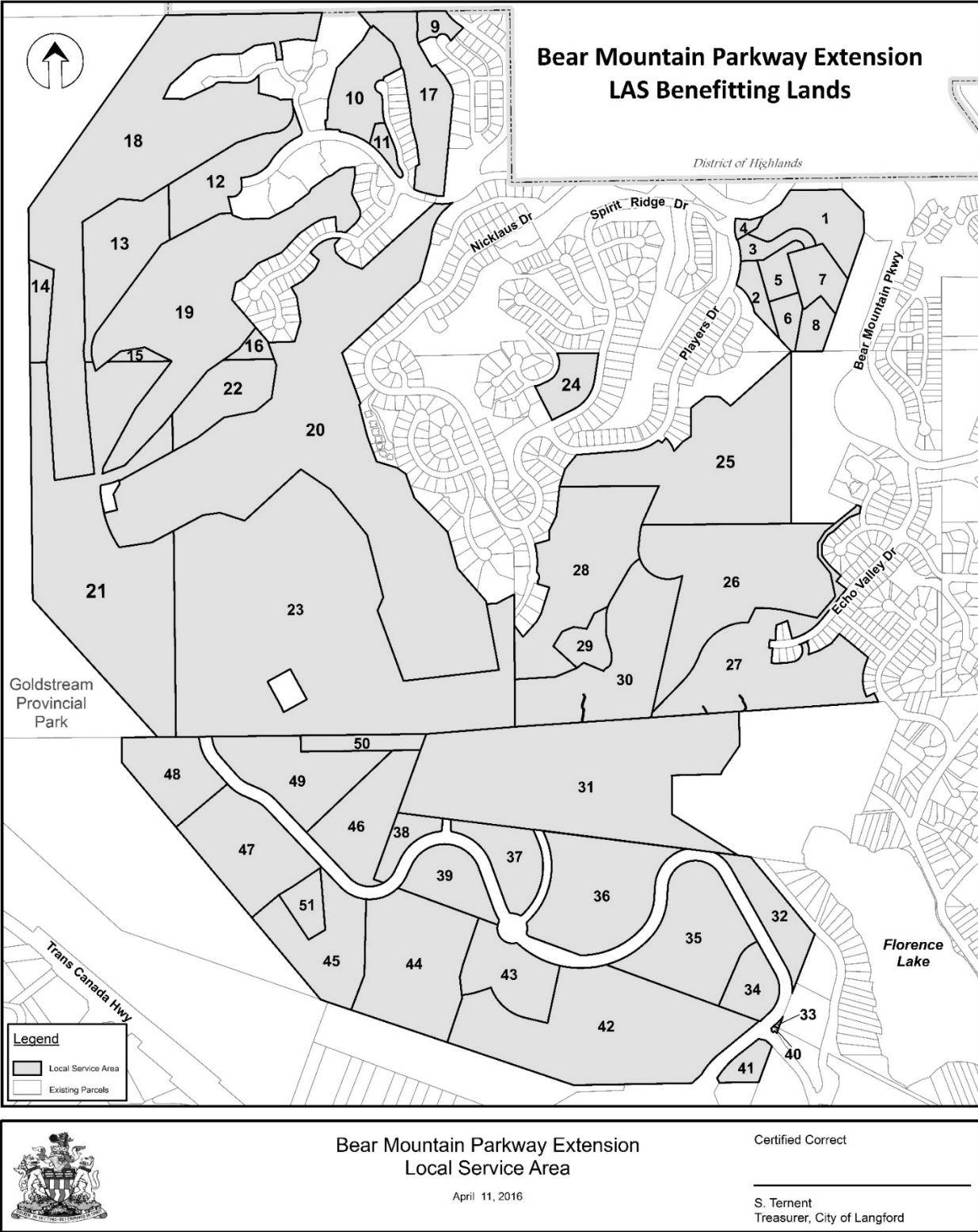
That Council:

1. Give "Bear Mountain Parkway Extension Local Area Service Establishment Bylaw No. 1630, 2016" first, second and third readings; and
2. Give "Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016" first, second and third readings; or
3. Not proceed with the Bear Mountain Parkway Extension at this time.

Respectfully Submitted,

|               |                                                           |
|---------------|-----------------------------------------------------------|
| submitted by: | Steve Ternent, Director of Finance                        |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning           |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Brent Molnar, Manager of Land Development                 |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                  |

Appendix "A"



## **Appendix “B”**

### **Project Description**

1. A two lane interim road connection between the Leigh Road Interchange and the border of the Bear Mountain Village Core (opposite St Andrews Walk), activating approximately 3,230 meters of public roadwork;
2. An interim road cross section that will include 2 paved driving lanes with gravel shoulders, with one side of street lighting;
3. Full and final site grading, cut and fill placement, to accommodate the ultimate road cross section that will be built out when adjacent lands are developed;
4. All engineering, inspection, security, legal and administration costs, and environmental studies and other related work necessary to complete the project;
5. An allowance for interest charges that may accrue on borrowed funds during construction
6. All land dedications and rights of way required to facilitate the project.
7. Re-designation of the Echo Valley Road system as a non-through road, such that the Bear Mountain Parkway is the only route from Leigh Road Interchange through Bear Mountain.

**Appendix “C”**  
**Bear Mountain Parkway Extension**  
**Property Ownership and Cost Sharing**

| <b>Owner Name</b>                  | <b>No. of Properties<br/>in Local Area<br/>Service</b> | <b>Approx. Share<br/>of Debt<br/>Repayment</b> |
|------------------------------------|--------------------------------------------------------|------------------------------------------------|
| Totangi Properties Ltd             | 1                                                      | 7.71%                                          |
| SouthPoint Partners Ltd            | 7                                                      | 10.48%                                         |
| Goldstream Rock Products Ltd       | 2                                                      | 0.08%                                          |
| Goldstream Heights Properties      | 9                                                      | 17.92%                                         |
| BM 81/82 Lands Ltd                 | 3                                                      | 5.33%                                          |
| BM Highlander Development Ltd      | 1                                                      | 0.40%                                          |
| BM 83 Lands Ltd                    | 1                                                      | 19.21%                                         |
| BM Capella Lands Ltd               | 3                                                      | 0.99%                                          |
| BM 84 Lands Ltd                    | 1                                                      | 8.33%                                          |
| BM Mountain Golf Course Ltd        | 2                                                      | 12.12%                                         |
| 0877319 BC Ltd                     | 5                                                      | 12.04%                                         |
| Goudy, Lawrence; Peters, Kirsten E | 2                                                      | 1.72%                                          |
| Goudy, John                        | 1                                                      | 0.04%                                          |
| 0884190 BC Ltd                     | 1                                                      | 1.01%                                          |
| 0884194 BC Ltd                     | 1                                                      | 0.48%                                          |
| 0884185 BC Ltd                     | 1                                                      | 1.63%                                          |
| 0884188 BC Ltd                     | 1                                                      | 0.51%                                          |
| <b>Totals</b>                      | <b>42</b>                                              | <b>100.00%</b>                                 |



# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

## Staff Report to Council

**Date:** April 18, 2016  
**Department:** Parks & Recreation  
**Subject:** Canada Geese Management – Glen Lake

---

### Background

Over the years, several Glen Lake residents have asked the City to look into controlling the Canada Geese population on Glen Lake. These geese are resident geese, not migratory, in that they stay all year round. They like to nest in April and May, and enjoy feeding along the shorelines and on lakefront properties on various grasses through the spring/summer months with their new families.

City staff researched geese control methods and available products from 2013-2015. An information report was submitted to the Parks and Recreation Committee in October 2013. (See attached) Since that time, the City has tried to restrict the geese population in our two lakefront beach parks at Glen Lake and Langford Lake by installing an orange retractable mesh fence, which is opened and closed daily during nesting/feeding season. This control method has been highly successful over the past few years in keeping geese off the popular swimming beaches; however the geese still swim off shore at Glen Lake and defecate in the weed area. Each year when the weed machine works the lake, the beach is closed because of the high fecal coliform count.

### Commentary

Recently, residents of Glen Lake, have provided staff with information on a new goose control product called "Away with Geese".

"Away with Geese" is a floating buoy with a solar powered LED light that is disruptive to the waterfowl's sleep, distressing the geese so they go elsewhere. It does not involve the use of any chemicals, reflectors, noise making devices, or dogs. This is a Canadian-owned product that has been on the market since 2012. The company offers a 90-day trial and encourages the trial to be complete after geese complete their molting mid-July.

Staff spoke with a BC resort owner/operator in Quesnel and the City of Ottawa, both of which have experienced success with this device keeping geese away from their water bodies. They explained that

the device is vandal proof and has very low battery usage - no changes in 3 years. Residents who live near the device claim the light is not bright or disruptive. It is as bright as a cigarette being lit 100 metres away.

Glen Lake is owned by the Province of B.C. and Transport Canada governs the installation of permanent structures in the water under their Navigable Waters Protection Act; however Transport Canada when asked specifically about “Away With Geese”, did not require formal approval for this floating buoy as the LED light is considered a beacon, and has very low wattage, so would not obstruct boating or other water recreation activities.

These floating buoys may attract attention initially, but from all reports occurrence of vandalism is very low. Residents could be notified by a mail out that this program is a trial and there would be local buy in on the product. There will be some costs to hire a contractor to install the buoys, as the City does not own a boat.

Staff would like direction on whether to purchase several devices for a 90 day trial to control geese on Glen Lake, with “Away With Geese”. If the trial is approved, staff will continue to put up and take down the temporary fence at the Glen Lake public beach until results of the trial are in.

#### **Financial Implications**

One unit costs \$459.00. The distributor recommends 11 units on Glen Lake be installed. The distributor has provided a 15% discount bringing the **total costs** to: **\$4506.23** including GST. Shipping would be an additional cost. (See attachment) Funding is available in the “Control of Invasive Species” budget.

#### **Legal Implications**

Compliance with Federal and Provincial Water Acts.

#### **Options**

That Mayor and Council,

1. Approve purchasing “Away With Geese” for 90 day trial on Glen Lake.

**Or**

2. Do not approve purchasing “Away With Geese” for a 90 day trial at this time.

**Or**

3. Provide Other alternative recommendation:

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Respectfully submitted,

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| Submitted by: | Jane Waters, Park Planner                                             |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning                       |
| Concurrence:  | Lorne Fletcher, Manager of Community Safety and Municipal Enforcement |
| Concurrence:  | Mike Leskiw, Parks and Recreation Manager                             |
| Concurrence:  | Michelle Mahovich, P.Eng, P.Geo, Director of Engineering              |
| Concurrence:  | Steve Ternent, Director of Finance                                    |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                              |

JW/sl



**Staff Report**  
**to**  
**Parks and Recreation Committee**

**Date:** October 28, 2013  
**Department:** Parks & Recreation  
**Subject:** Canada Geese Management in Parks– FOR INFORMATION ONLY

---

**Background**

In 2012 and 2013, four new beaches/lake accesses were built by the Parks and Recreation Department. As a result of this new development, there has been an increase in Canada Geese populations spending time in our parks as they had new frontier to explore and bring their young. Unfortunately, this has led to more goose feces on the public beaches.

**Commentary**

Parks staff did some research to see what other jurisdictions were doing about this problem. The **Vancouver Airport Authority** hired a consultant to study geese, as they are causing billions of dollars to aircrafts every year. Their findings were that a few seconds of a distress noise combined with water sprayed at the birds was effective on the test site. However, the airport is continuing to use people and Border Collies to scare the geese off the property.

**Liquid bird repellent - "Rejex-It Migrate"** was purchased as it proves useful in deterring geese when sprayed on land in parks, on turf, and golf courses. VCMMC sprayed the repellent at a mailbox area in Kettle Creek that was over populated with geese; this proved to be a successful application. Unfortunately, this product cannot be applied near or on any waterway, so it was not useful for the swimming docks and aerators in Langford's Lakes. The instruction manual says "do not apply to residential lawns, or recreational areas of parks."

**Fencing** – Parks staff erected orange mesh snow fencing at both Glen Lake Beach and Langford Lake Beach. People were hired to put the fencing up and take it down morning and night each day through the summer months while the beaches were used by residents.

**Green Laser** – This was researched and found to be a potentially viable method. However, it can be extremely dangerous to people and wildlife if not administered correctly. There are a lot of criteria to follow in using a laser on Canada Geese which are protected under Canada's Migratory Bird Act. The product is called "**Aeries Laser**" and can be purchased from a Canadian supplier in Toronto.

**Dogs** – Using dogs as a method to deter geese was not pursued as the city does not have staff available to do this on a twice daily schedule in our parks. The CRD uses this method at Elk Lake.

**Inflatable Coyotes** – These are successful at some golf courses in the Comox Valley. However, there is a high probability these devices would be stolen or vandalized if used in public parks.

**Flashing Light** –The “Away with Geese” flashing light has been used successfully in the USA and Canada. It is mounted on the shoreline and flashes at night, disorienting the geese so they go elsewhere. It involves the use of solar-powered LED lights; therefore, there are no on-going costs for batteries. However, there is a high probability this device would be stolen or vandalized if used in public parks.

#### Financial Implications

| Method                   | Application                                | Cost                           |
|--------------------------|--------------------------------------------|--------------------------------|
| Airport Authority Method | Noise and water initial electronic set up  | \$5,000 per park               |
| Liquid Bird Repellant    | Labour cost unknown as per application     | \$250 per gal                  |
| Snow Fencing             | Labour - \$3600/summer months /yr.         | \$1800.00 per park             |
| Green Laser              | Labour cost unknown as per application     | \$500.00 purchase price        |
| Dog + Owner              | Daily per park – Labour costs unknown      | Unknown.                       |
| Inflatable Coyote        | Tethered to lake shoreline – fright tactic | \$49.99 each.                  |
| Flashing Light           | Installation labour cost unknown           | \$345 each (shipping included) |

#### Legal Implications

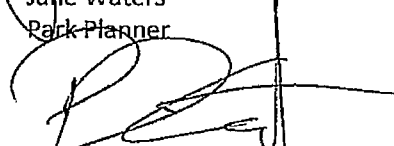
The misuse of the Green Laser would fall under the parameters of the Criminal Code of Canada; therefore, appropriate training and oversight should be established before ascribing this method. There are no other legal implications indicated with the other methods. (There may be environmental restrictions by government agencies on our lakes.)

#### Options

**This report is for information only.** The Parks and Recreation Department plans to continue to use the snow fencing method as it has been successful and economical to date.

Respectfully submitted,

  
Jane Waters  
Park Planner

  
Lorne Fletcher  
Bylaw Enforcement Manager

  
Mike Leskiw  
Parks Manager

## Canada Geese Management Options – City of Langford August 6, 2013

| Person                    | Tel. Number     | Email                                                    | Suggestion/Product            |
|---------------------------|-----------------|----------------------------------------------------------|-------------------------------|
| Christine                 | 250-748-1998©   | cantfindwan@hotmail.com                                  | Goose Chase Repellent         |
| Larry Epp                 | 250-218-7592©   | larryepp@shaw.ca                                         | Inflatable Alligator Decoys   |
| Mark Nickles              | 604-720-0004©   | markn461@telus.net                                       | Speakers Distress Geese Calls |
| Lia Bijsterveld           | 604-272-1834(e) | thedogsma@shaw.ca                                        | Richmond Goose Program        |
| Hans Dysarsz              | 604-943-0301©   | No email                                                 | Unique sound/water: threat    |
| B. Gabriel                | 604-814-3433(e) | Bj3@shaw.ca                                              | Use dog to chase geese        |
| Kevin Hamilton            | 250-389-1809    | <a href="mailto:hamilk5@telus.net">hamilk5@telus.net</a> |                               |
| Morry Stearns (see below) |                 |                                                          |                               |

### Notes:

There are no topical applications that will help on boardwalks or beaches according to what is legal in Canada. If there was, I would presume that this would be in circulation - seems most communities are looking at volunteers, pro-active and humane management. Environment Canada guidelines are to be adhered to as Canada Geese are covered under the **Migratory Birds Protection Act**.

### Municipalities with Geese Programs:

Abbotsford – Volunteer Program  
Parksville – Volunteer Program  
Richmond – Snow Geese Volunteer Program (hazing with dogs)

Morry Stearns suggestion: Goose Repellant Methyl Anthranilate Used at St. Joseph's Elementary  
<http://www.canadageese.org/report2a.html>

**Summary of Tel. Conversation with scientist Hans Dysarsz, CEO Ranger Innovations  
August 7, 2013**

He worked with Stella Olmstead, PhD and professor at Queens University on geese control solutions. They conducted a test trial on Bird Suppression Technology - \$300,000 study for Vancouver Airport Authority, funded by Transport Canada.

Canada Geese cause over 6 billion dollars damage to aircraft every year! (More than acts of terrorism).

The test trial took place at the Vancouver Land Fill where 60,000 birds visit every day. Mainly Canada Geese, but also Crows and Bald Eagles.

The solution proposed is introducing a unique sound or tone for one second only, accompanied by a water pump aimed at the geese. All can be mounted in a truck and put on a timer, and monitored occasionally. The geese consider it a mortal threat and they flee.

This is an environmentally friendly remedy that is relatively inexpensive.

It requires a hazing permit from Canadian Wildlife Service. Not hard to get.

The geese hate this method and it becomes a learned behaviour, so they soon disappear.

This suppression method was patented in the USA, but was not adopted by the Airport Authority. They are back to border collies and paid staff.

Hans suggests Langford could install a water cannon in the playgrounds at the beach and let kids fire away at the geese. (the sound could be in speakers in the trees). It does not harm the geese, it just makes them go away.

Hans also believes that with climate change the temperatures are warming up, therefore there is more available food for birds locally, which in turn makes them breed more, so there is a population explosion of Canada Geese in urban centres where food is plentiful.

# Q U O T E



|         |            |
|---------|------------|
| Quote # | QU016      |
| Date    | 12-04-2016 |
|         |            |

## Prepared for:

City of Langford  
Jane Waters

## Shipping Address:

2nd Floor, 877 Goldstream Avenue

Langford, BC V9B2X8  
Canada

## Billing Address:

2nd Floor, 877 Goldstream Avenue

Langford, BC  
Canada

Fish Culture Licence: NOT ON FILE NOT ON FILE

Related Property:

| Item Code                                                                          | Item Name                                               | List Price | Quantity | Discount           | Total      |
|------------------------------------------------------------------------------------|---------------------------------------------------------|------------|----------|--------------------|------------|
| AWGWATER                                                                           | Away With Geese - Canada Geese Deterrent.<br>Water Unit | 459.00     | 11       | \$757.35           | 4,291.65   |
| Comments:<br>Additional 5% discount included in Quote for a total of 15% discount. |                                                         |            |          | <b>Subtotal</b>    | \$4,291.65 |
|                                                                                    |                                                         |            |          | <b>GST</b>         | \$214.58   |
|                                                                                    |                                                         |            |          | <b>Grand Total</b> | \$4,506.23 |

## T E R M S

Quoted prices are valid for thirty (30) days from the date on the quote.

Standard Volume Discounts are based on the number of units purchased:

- 0-5 Units - No Discount
- 6-10 Units - 5% Discount
- 11-20 Units - 10% Discount
- 21-30 Units - 15% Discount
- 31-40 Units - 20% Discount
- 41+ Units - 25% Discount

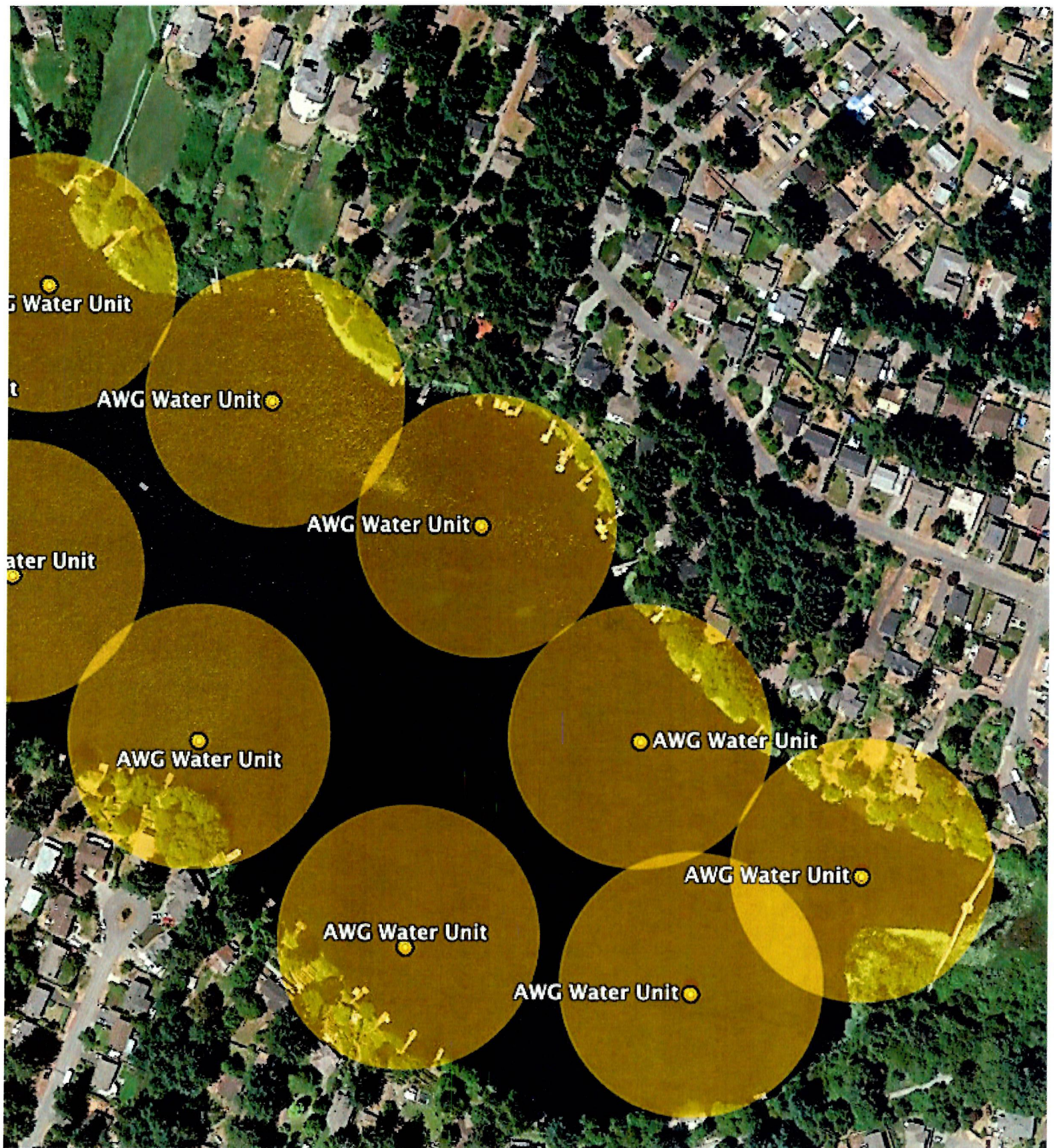
# SMOKY

TROUT FARM LIMITED

RR 1 Site 3 Box 26, Red Deer, AB T4N5E1 Canada t: (403) 342-5206 f: (403) 342-2646 info@smokytroutfarm.com smokytroutfarm.com  
GST Number: 81120 6317 RT0001 Commercial Fish Culture Licence: 42172014 CA



ing placement. The yellow circles show you the radius of the unit's light, keeping in mind obstructions to the beam of light & variations in terrair



ntee.

ace your order online. Please see the attached Quote for pricing.

To the Mayors and Councils of the capital region,

We, the undersigned groups, want to voice our strong support for the proposed 2 cent increase in gas tax funding for BC Transit. A strong and vibrant region like ours requires an equally strong transit service, something that isn't possible without the proposed service increase that this gas tax increase will allow.

Although our members are primarily concerned with better walking, biking and place-making, none of these are possible without the partnership of the transit system. Robust transit services are critical for the health, connectivity, and sustainability of the capital region. Transit offers all citizens a chance to reduce our use of cars, provides a critical "range-extension" service to those who cannot walk or bike long distances and help achieve a more balanced and equitable transportation system.

We are asking you to send a clear and strong message of support to the provincial government by supporting this gas tax increase.

Yours,

Edward  
Pullman  
President,  
Greater  
Victoria  
Cycling  
Coalition

Sally Reid &  
Arielle Guetta  
Co-chairs,  
Walk On, Victoria

Lorne Daniel,  
Greater Victoria  
Placemaking Network

Cindy Marven  
Women's Everyday  
Bicycling (WeBike)  
Association





## Staff Report to Council

**Date:** 18/04/2016

**Department:** Planning

**Application No.:** Z13-0011

**Subject:** Bylaw No. 1495 - Application to Rezone 3030 Jacklin Road from R2 (One and Two-Family Dwelling) to the MU1A (Mixed-Use Residential Commercial A) zone to allow the construction of a mixed-use building with approximately 12 residential units and one commercial unit on the ground floor

---

At their regular meeting of October 17<sup>th</sup> 2013, Council passed the following resolution with respect to the property at 3030 Jacklin Road:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3030 Jacklin Road from R2 (One and Two-Family Residential) to MU1A (Mixed-Use Residential Commercial A) subject to the following terms and conditions:*
  - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions, prior to the issuance of a Building Permit:*
    - i. \$2,562 per unit towards the General Amenity Reserve Fund;
    - ii. \$610 per unit towards the Affordable Housing Reserve Fund;**(Secured in Bylaw 1595)**
  - b) *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:*
    - i. *That the owner construct full frontage improvements to the standards of Subdivision and Servicing Bylaw No. 1000 and in conjunction with the Jacklin Road Traffic Study (2013) along the Jacklin Road frontage with appropriate bonding obtained prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;*
    - ii. *That vehicle access to and from the site be restricted to right-in / right-out traffic movements; and*
    - iii. *That a construction parking plan be provided to the satisfaction of the Director of Engineering prior to the issuance of a Building Permit.*  
**(The Covenant is registered)**

2. That Council direct the Director of Planning to approve the variances to the rear, side and front yard setbacks (as noted in Table 3 of this report) in a Development Permit.
3. That Council Proceed with consideration of the following Variance for 3030 Jacklin Road:
  - a) That Section 6.51A.05 (2) of Zoning Bylaw No. 300 be varied to decrease the minimum required lot coverage from 50% to 42%.
  - b) That Table 1 of Section 4.01.01 of Zoning Bylaw No. 300 be varied to decrease the required parking stalls from 19 to 18 for the proposed mixed-use development at 3030 Jacklin Road which consists of 12 residential units and 35m<sup>2</sup> (375ft<sup>2</sup>) subject to the following condition:
    - i. That the applicant provide a \$7,500 contribution to the City of Langford's General Amenity Reserve Fund to be used for a downtown parking structure prior to issuance of a Development Permit.

**COMMENTS**

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to items 1 (b) i-iii in Council's resolution shown above and Bylaw No. 1495 was signed by the Minister of Transportation on November 29<sup>th</sup>, 2013.

Now that all of Council's resolutions are secured, Council may wish to consider adopting Bylaw No. 1495.

**OPTIONS**

That Council:

1. Adopt Bylaw No. 1495;

**OR**

2. Take no action at this time with respect to Bylaw No. 1495;

Respectfully Submitted,

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Submitted by: | Grant Liebscher, Planner II                               |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning           |
| Concurrence:  | Mike Leskiw, Parks and Recreation Manager                 |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Brent Molnar, Manager of Land Development                 |
| Concurrence:  | Steve Ternent, Director of Finance                        |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                  |

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**CITY OF LANGFORD  
BYLAW NO. 1495**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

---

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the R2 (One- and Two-Family Residential) and adding to the MU1A (Mixed Use Residential Commercial A) ZONE the property legally described as LOT 2, SECTION 81, ESQUIMALT DISTRICT, PLAN 32515 (3030 Jacklin Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                   | Amenity Contributions                                                                                                                                 |
|------|-----------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| MU1A | 1495      | LOT 2, SECTION 81, ESQUIMALT DISTRICT, PLAN 32515 (3030 Jacklin Rd) | a) \$2,562 per dwelling unit towards the General Amenity Reserve Fund; and<br>b) \$610 per dwelling unit towards the Affordable Housing Reserve Fund. |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 393, (3030 Jacklin Rd), 2013".

READ A FIRST TIME this 21<sup>st</sup> day of October, 2013.

PUBLIC HEARING held this 18<sup>th</sup> day of November, 2013.

READ A SECOND TIME this 18<sup>th</sup> day of November, 2013.

READ A THIRD TIME this 18<sup>th</sup> day of November, 2013.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 29th day of November, 2013.

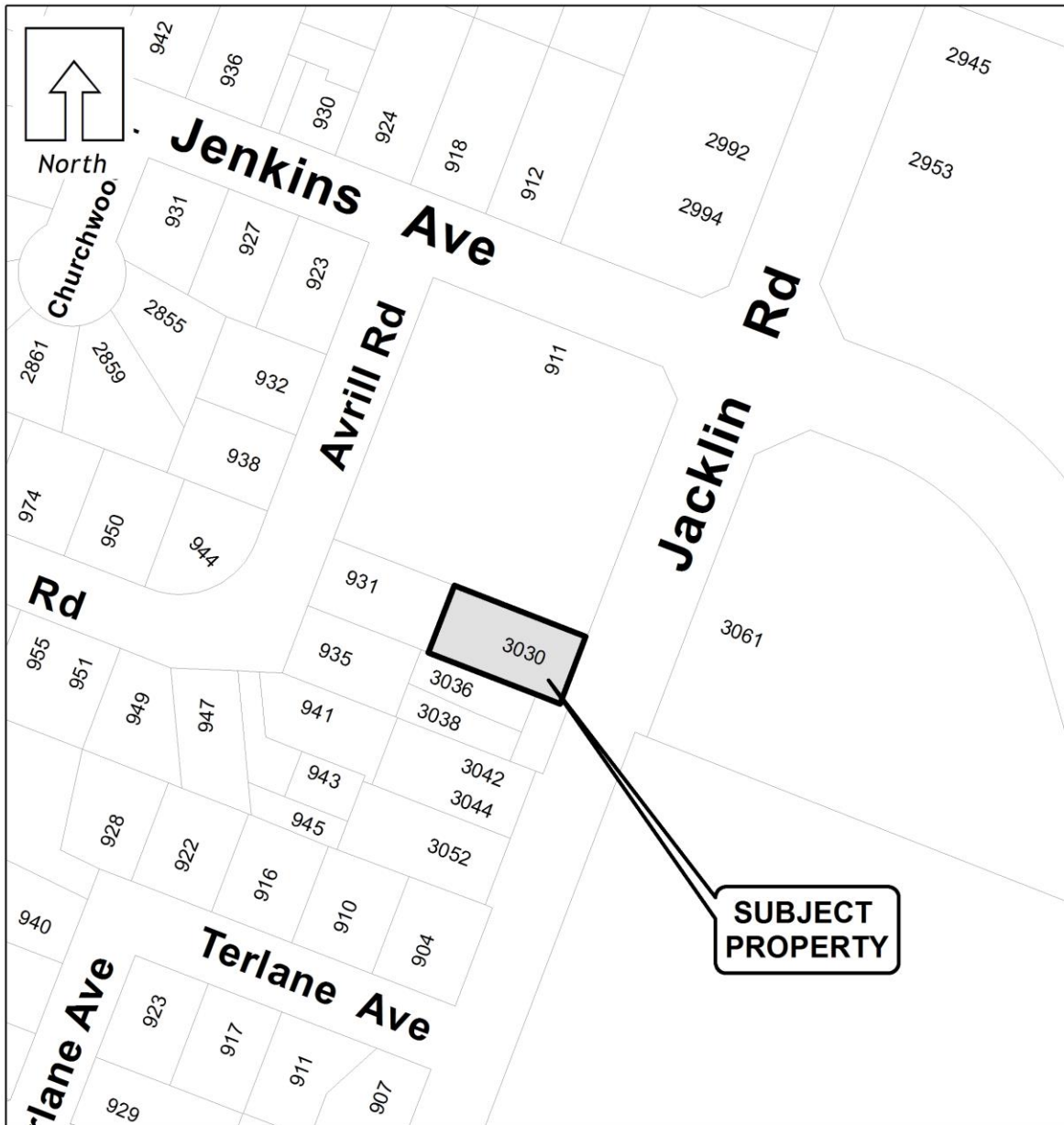
ADOPTED this day of , 2016.

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MAYOR

---

(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1495

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: October 9, 2013



## Staff Report to Council

**Date:** 18/04/2016  
**Department:** Planning  
**Application No.:** Z15-0023  
**Subject:** Bylaw No. 1611 - Application to Rezone 566 Treanor Ave from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3) to allow a one new lot

---

At their Regular Meeting of December 7<sup>th</sup> 2015, Council passed the following resolution with respect to the property at 566 Treanor Ave:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 566 Treanor Avenue from R2 (One- and Two-Family Residential) to RS3 (Residential Small Lot 3), subject to the following terms and conditions:*
  - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval: **(INCLUDED IN BYLAW 1611)***
    - i. *\$3,960 towards the General Amenity Reserve Fund;*
    - ii. *\$660 towards the Affordable Housing Reserve Fund;*
  - b) *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, which: **(COMPLETE)***
    - i. *Serves to notify future owners of the proximity of Western Speedway and the noise nuisance presented by that use;*
    - ii. *Agrees that any costs associated with moving or modifying the utility pole in the Treanor Avenue frontage of the subject property shall be borne exclusively by the developer;*
    - iii. *Agrees that the new house shall be constructed in accordance with the City's Intensive Residential design guidelines; and*
    - iv. *Agrees that the façade of the existing house shall be upgraded to a similar level of finish and aesthetic quality as the new house, to the satisfaction of the Director of Planning.*
2. *Consider varying Section 6.27.06(1)(b) of Bylaw 300 to reduce to minimum required rear setback for the lot containing the existing dwelling from 5.5m to 1.2m, subject to the applicant submitting an application for Development Variance Permit and paying the appropriate fee. **(SEE COMMENTS)***

---

**COMMENTS**

The applicant has registered a Sec. 219 covenant against the title of the subject property that agrees to item 1 (b) of Council's above-noted resolution.

The applicant has now applied for the DVP referenced in item 2 of Council's resolution, and this will be submitted for Council's consideration at a future meeting.

Bylaw No. 1611 was signed by the Minister of Transportation on February 16<sup>th</sup>, 2016, as required.

As all of Council's conditions have been fulfilled, Council may now wish to consider adopting Bylaw No. 1611.

**OPTIONS**

That Council:

1. Adopt Bylaw No. 1611;
2. Take no action at this time with respect to Bylaw No. 1611;

Respectfully Submitted,

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Submitted by: | Leah Stohmann, MCIP, RPP Deputy Director of Planning      |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning           |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Brent Molnar, Manager of Land Development                 |
| Concurrence:  | Steve Ternent, Director of Finance                        |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                  |

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**CITY OF LANGFORD  
BYLAW NO. 1611**

**A BYLAW TO AMEND BYLAW NO. 300, "LANGFORD ZONING BYLAW, 1999"**

---

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **R2 (One- and Two-Family Residential)** Zone and adding to the **RS3 (Residential Small Lot 3) Zone** the property legally described as LOT 11, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN 13385; PID No.: 004-514-777 (566 Treanor Ave) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw.
2. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                                | Amenity Contributions                                                                                                                                    | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|------|-----------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| RS3  | 1611      | LOT 11, SECTION 1, RANGE 2 WEST, HIGHLAND DISTRICT, PLAN 13385 (566 Treanor Ave) | a) \$3,960 per new lot created towards the General Amenity Reserve Fund; and<br>b) \$660 per new lot created towards the Affordable Housing Reserve Fund | No                                                            |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016".

READ A FIRST TIME this 18<sup>th</sup> day of January, 2016.

PUBLIC HEARING held this 15<sup>th</sup> day of February, 2016.

READ A SECOND TIME this 15<sup>th</sup> day of February, 2016.

READ A THIRD TIME this 15<sup>th</sup> day of February, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 16<sup>th</sup> day of February, 2016.

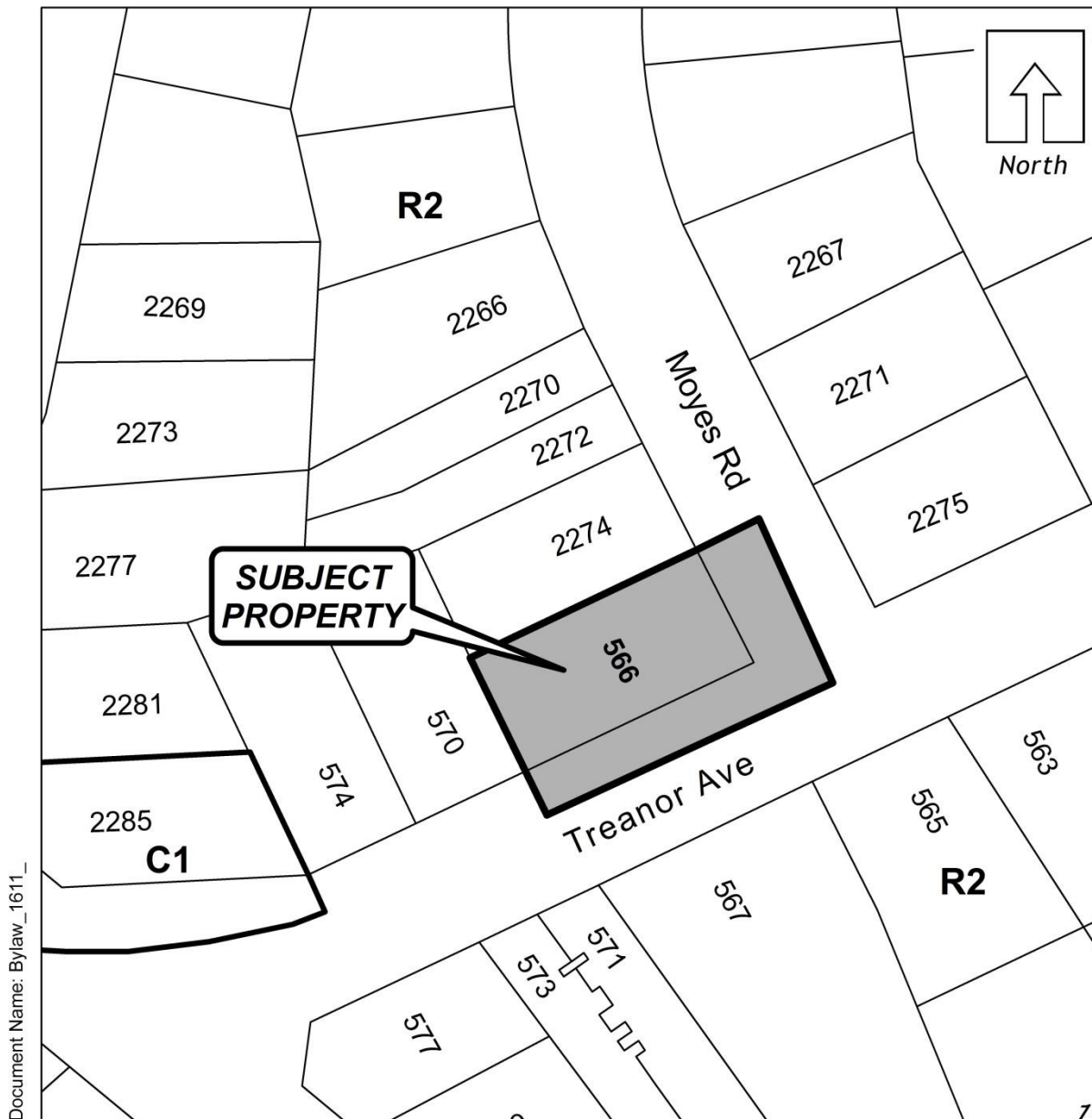
ADOPTED this    day of    , 2016.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1611

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/6/2016



## Staff Report to Council

**Date:** 18/04/2016  
**Department:** Planning  
**Application No.:** OCP15-0003 and Z15-0024  
**Subject:** Bylaw Nos. 1612 and 1613 - Application to amend the OCP and Zoning designations of 3483 Happy Valley Rd from Agricultural to Neighbourhood and RR2 to RT1, respectively

---

At their Regular Meeting of January 18<sup>th</sup>, 2016, Council passed the following resolution with respect to the property at 3483 Happy Valley Rd:

1. *Direct staff to prepare a bylaw to amend the Official Community Plan designation of the property located at 3483 Happy Valley Road from Agriculture to Neighbourhood; **(Done by Bylaw No. 1612)***
2. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 3483 Happy Valley Road from RR2 (Rural Residential 2) to RT1 (Residential Townhouse 1) subject to the following terms and conditions: **(Done by Bylaw 1613)***
  - a) *That the owner agrees to provide, as a bonus for increased density, the following contributions per new lot created, prior to subdivision approval:*
    - i. \$6,000 per new SFE created towards the General Amenity Reserve Fund;
    - ii. \$1,000 per new SFE created towards the Affordable Housing Reserve Fund;
  - b) *That the applicant provides, prior to Bylaw Adoption, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following: **(Done)***
    - i. *That future owners of the development shall be notified of the presence of the SVI Rangers station and the potential noise nuisance created by that use; and*
    - ii. *That full frontage improvements shall be provided by the owner as per Bylaw 1000 to the satisfaction of the Director of Engineering;*
  - c) *That the applicant registers, prior to Bylaw Adoption, a road dedication plan to the satisfaction of the Director of Engineering; **(Done)***

d) *Authorize the Director of Planning to issue a the following variances within the required Development Permit:*

- i. *Reduce the visitor parking required for a strata townhouse development by two spaces;*
- ii. *Allow the required visitor parking for a townhouse development to be located within the proposed Lobo Vale right of way.*
- iii. *Reduce exterior side setbacks as outlined in Table 3 of this report.*

*CARRIED.*

## COMMENTS

Bylaw Nos. 1612 and 1613 have been prepared in accordance with items 1 and 2(a) of Council's above-noted resolution. The applicant has submitted the required Sec. 219 covenant and approved road dedication plan to the Land Titles Office for registration per items 2 (b) and 2(c) of Council's resolution.

Item 2(d) will be addressed as part of a subsequent Development Permit process.

The subject property is not located within 800m of a Controlled Access Highway, therefore the Minister of Transportation is not required to sign the Bylaws.

As all of Council's conditions have been fulfilled, Council may wish to consider adopting Bylaw Nos. 1612 and 1613 at this time.

## OPTIONS

That Council:

1. Adopt Bylaw No. 1612; and
2. Adopt Bylaw No. 1613;

Or

3. Take no action at this time with respect to Bylaw Nos 1612 and 1613;

Respectfully Submitted,

|               |                                                           |
|---------------|-----------------------------------------------------------|
| Submitted by: | Leah Stohmann, MCIP, RPP Deputy Director of Planning      |
| Concurrence:  | Matthew Baldwin, MCIP, RPP Director of Planning           |
| Concurrence:  | Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering |
| Concurrence:  | Brent Molnar, Manager of Land Development                 |
| Concurrence:  | Steve Ternent, Director of Finance                        |
| Concurrence:  | Jim Bowden, Chief Administrative Officer                  |

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**CITY OF LANGFORD  
BYLAW NO. 1612**

**A BYLAW TO AMEND BYLAW NO. 1200,  
"LANGFORD OFFICIAL COMMUNITY PLAN BYLAW, 2008"**

---

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

A. Langford Official Community Plan Bylaw No. 1200, 2008 is amended as follows:

1. By deleting from the AGRICULTURAL designation and adding to the NEIGHBOURHOOD designation the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 PID No. 024-144-592 and shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

B. This Bylaw may be cited for all purposes as "Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015".

READ A FIRST TIME this 1<sup>st</sup> day of February, 2016.

PUBLIC HEARING held this 7<sup>th</sup> day of March, 2016.

READ A SECOND TIME this 7<sup>th</sup> day of March, 2016.

READ A THIRD TIME this 7<sup>th</sup> day of March, 2016.

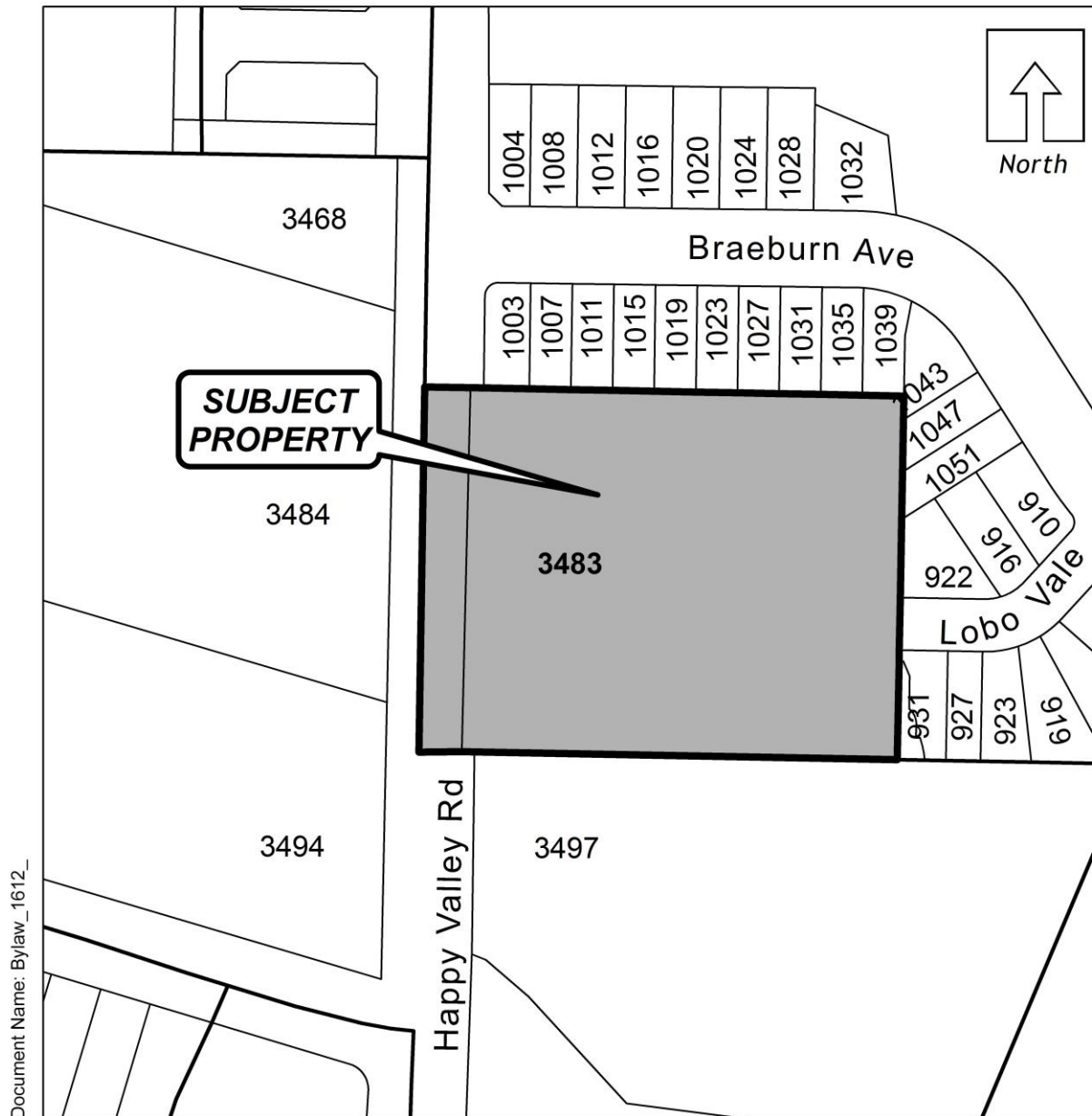
ADOPTED this day of , 2016.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1612

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/16/2015

**CITY OF LANGFORD  
BYLAW NO. 1613**

**A BYLAW TO AMEND BYLAW NO. 300,  
"LANGFORD ZONING BYLAW, 1999"**

---

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

A. Langford Zoning Bylaw No. 300, 1999 is amended as follows:

1. By deleting from the **RR2 (Rural Residential 2) Zone** and adding to the **RT1 (Residential Townhouse 1) Zone** the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley Rd) in the portions as shown shaded on Plan No. 1 attached to and forming part of this Bylaw;

2. By adding the following as Section 6.28.01(3) and renumbering subsequent subsections accordingly:

“(3) On the property legally described as LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043, PID No. 024-144-592 (3483 Happy Valley Rd), one one-family dwelling;”

3. By adding the following as Section 6.28.04 and renumbering subsequent subsections accordingly:

**“6.28.04 Regulations of Use for a One-Family Dwelling**

(1) A one-family dwelling use will be subject to the regulations of the One- and Two-Family Residential (R2) Zone and not the regulations of this Zone.”

4. By adding the following line to Table 1 of Schedule AD:

| Zone | Bylaw No. | Legal Description                                                        | Amenity Contributions                                                                                                                                   | Eligible for Reduction in Section 2 of Schedule AD (Column 5) |
|------|-----------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| RT1  | 1613      | LOT 1 SECTION 84 METCHOSIN DISTRICT PLAN VIP67043 (3483 Happy Valley Rd) | a) \$661 per dwelling unit towards the Affordable Housing Reserve Fund;<br>and<br>b) \$3,660 per dwelling unit towards the General Amenity Reserve Fund | No                                                            |

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".

READ A FIRST TIME this 1<sup>st</sup> day of February, 2016.

PUBLIC HEARING held this 7<sup>th</sup> day of March, 2016.

READ A SECOND TIME this 7<sup>th</sup> day of March, 2016.

READ A THIRD TIME this 7<sup>th</sup> day of March, 2016.

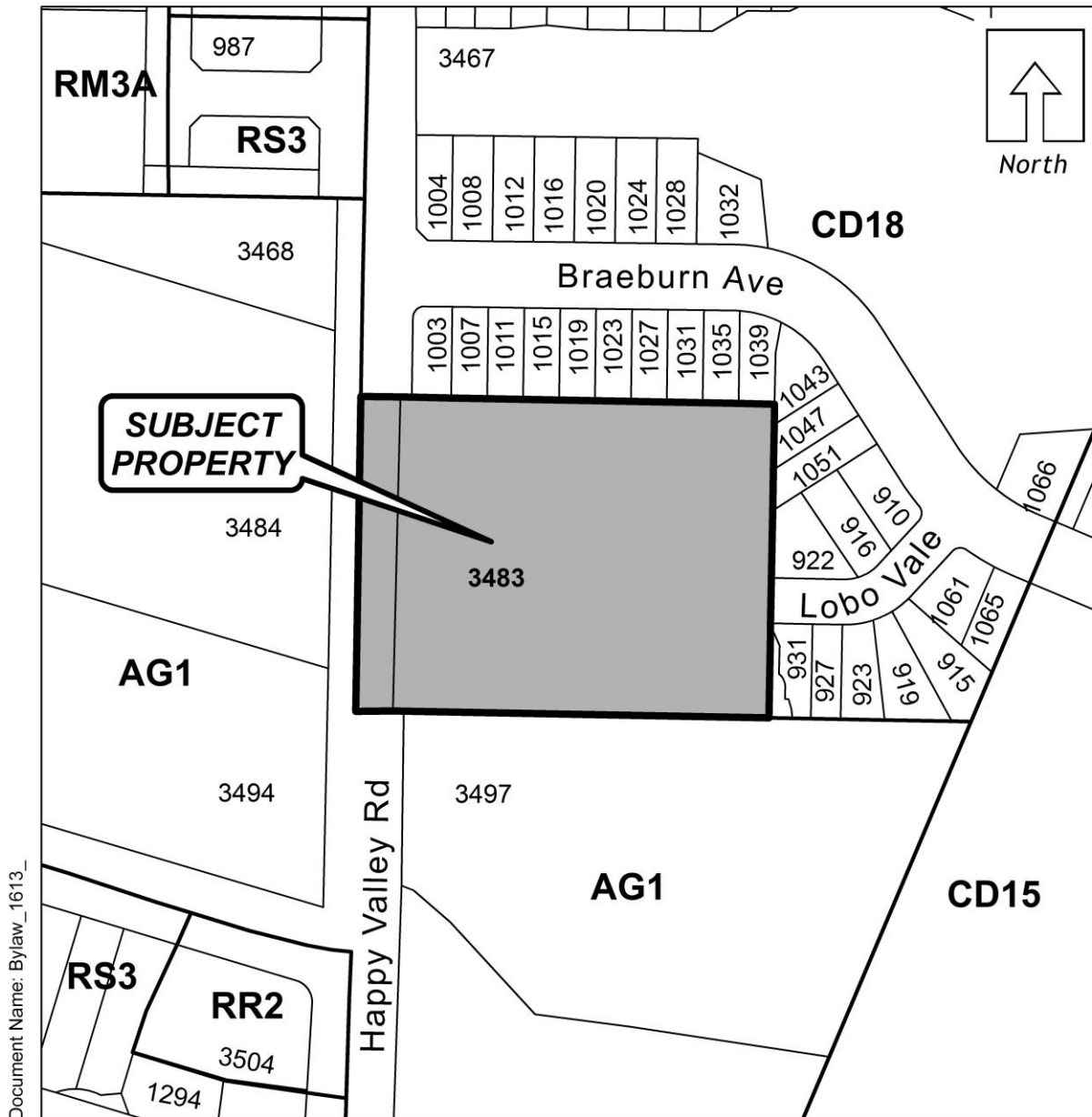
ADOPTED this     day of     , 2016.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER



I HEREBY CERTIFY THIS TO BE A TRUE COPY  
OF PLAN No. 1 AS DESCRIBED  
IN SECTION A1 OF BYLAW No. 1613

\_\_\_\_\_  
MAYOR

ADOPTION: \_\_\_\_\_

\_\_\_\_\_  
CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 12/16/2015

**CITY OF LANGFORD**

**BYLAW NO. 1627**

A BYLAW TO PROVIDE FOR THE BORROWING OF MONEY IN ANTICIPATION OF REVENUE.

---

WHEREAS the municipality may not have sufficient money to meet current lawful expenditures of the municipality before receipt of current year tax revenues;

AND WHEREAS it is provided by Section 177 of the Community Charter, that Council may, by bylaw, provide for the borrowing of money that may be necessary to meet current lawful expenditures

AND WHEREAS the debt outstanding shall not exceed the total of the unpaid taxes for all purposes imposed during the current year and the money remaining due from other governments;

NOW THEREFORE the Council of the City of Langford, in open meeting assembled, ENACTS AS FOLLOWS:

1. The Council is hereby empowered and authorized to borrow upon the credit of the municipality, an amount or amounts not exceeding the sum of Ten Million dollars (\$10,000,000) as the same may be required and to pay interest thereon at current market rates.
2. All taxes of the current year when levied or so much thereof as may be necessary, shall, when collected, be used to repay the money so borrowed.
3. This Bylaw may be cited as "Revenue Anticipation Borrowing Bylaw No. 1627, 2016".

READ A FIRST TIME this 4<sup>th</sup> day of April, 2016.

READ A SECOND TIME this 4<sup>th</sup> day of April, 2016.

READ A THIRD TIME this 4<sup>th</sup> day of April , 2016.

RECONSIDERED AND FINALLY ADOPTED this      day of      , 2016.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER

**CITY OF LANGFORD  
BYLAW NO. 1628**

**A BYLAW TO ADOPT A FINANCIAL PLAN FOR 2016 – 2020**

---

WHEREAS under the *Community Charter* the municipality must have a financial plan adopted by bylaw before the annual property tax bylaw is adopted;

AND WHEREAS through a public process the financial plan has been presented and the public has had an opportunity to comment;

AND WHEREAS Council deems this to be a process of public consultation as required by the *Community Charter*,

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

1. Schedule “A” attached hereto and forming part of this bylaw comprises the City of Langford Consolidated Five Year Financial Plan for 2016 – 2020
2. Schedule “B” attached hereto and forming part of this bylaw comprises the City of Langford Revenue and Property Tax Policy Disclosure.
3. This bylaw may be cited for all purposes as “City of Langford 2016-2020 Financial Plan Bylaw No. 1628, 2016”.

READ A FIRST TIME this    day of    , 2016.

READ A SECOND TIME this        day of    , 2016.

READ A THIRD TIME this        day of    , 2016.

ADOPTED this    day of    , 2016.

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MAYOR

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(Certified Correct)  
CORPORATE OFFICER

**Schedule "A"**

**Bylaw No. 1628  
Consolidated Financial Plan 2016-2020**

|                                             | <u>2016</u>          | <u>2017</u>          | <u>2018</u>        | <u>2019</u>          | <u>2020</u>          |
|---------------------------------------------|----------------------|----------------------|--------------------|----------------------|----------------------|
| <b>REVENUES:</b>                            |                      |                      |                    |                      |                      |
| External Revenues                           |                      |                      |                    |                      |                      |
| Development Fees                            |                      |                      |                    |                      |                      |
| Development Cost Charges                    | \$ 3,692,400         | \$ 1,667,500         | \$ 1,980,000       | \$ 1,207,500         | \$ 1,437,500         |
| Developer Contributions                     | 7,790,700            | 1,699,000            | -                  | -                    | -                    |
| Other Capital Contributions                 | 2,819,500            | -                    | -                  | -                    | -                    |
| Development Fees Total                      | 14,302,600           | 3,366,500            | 1,980,000          | 1,207,500            | 1,437,500            |
| Municipal Property Taxes                    | 25,199,900           | 26,836,470           | 28,685,142         | 30,258,857           | 32,160,962           |
| Parcel Taxes                                | 1,606,400            | 1,658,900            | 1,624,300          | 1,683,900            | 1,732,900            |
| Fees and Charges                            | 6,425,000            | 6,624,100            | 6,863,100          | 7,101,500            | 7,265,774            |
| Interest                                    | 353,000              | 360,000              | 371,000            | 378,000              | 384,000              |
| Grants From Other Governments               | 20,202,300           | 5,219,000            | 1,603,100          | 1,665,700            | 1,667,100            |
| Other Sources                               | 1,713,400            | 2,525,700            | 2,151,000          | 2,061,400            | 2,911,800            |
| Total External Revenues                     | 69,802,600           | 46,590,670           | 43,277,642         | 44,356,857           | 47,560,036           |
| <b>EXPENDITURES:</b>                        |                      |                      |                    |                      |                      |
| External Expenditures                       |                      |                      |                    |                      |                      |
| Operating Expenditures                      | 31,677,900           | 32,523,070           | 33,903,242         | 35,103,457           | 36,570,836           |
| Interest Payments on Debt                   | 869,300              | 1,144,100            | 1,066,400          | 1,096,200            | 1,115,800            |
| Capital Expenditures                        | 48,474,600           | 12,705,600           | 6,290,900          | 4,985,900            | 5,865,900            |
| Total External Expenditures                 | 81,021,800           | 46,372,770           | 41,260,542         | 41,185,557           | 43,552,536           |
| <b>CHANGE IN NET FINANCIAL POSITION</b>     | <b>(11,219,200)</b>  | <b>217,900</b>       | <b>2,017,100</b>   | <b>3,171,300</b>     | <b>4,007,500</b>     |
| <b>OTHER REVENUES:</b>                      |                      |                      |                    |                      |                      |
| Borrowing Proceeds                          | 7,320,100            | 1,550,000            | 500,000            | 500,000              | 508,400              |
| <b>OTHER EXPENDITURES:</b>                  |                      |                      |                    |                      |                      |
| Principal Payments on Debt                  | 2,399,100            | 2,826,800            | 2,241,800          | 1,650,600            | 1,681,500            |
| <b>TOTAL REVENUES LESS EXPENDITURES</b>     | <b>-\$ 6,298,200</b> | <b>-\$ 1,058,900</b> | <b>\$ 275,300</b>  | <b>\$ 2,020,700</b>  | <b>\$ 2,834,400</b>  |
| <b>INTERNAL TRANSFERS:</b>                  |                      |                      |                    |                      |                      |
| Transfer from Reserve Funds                 |                      |                      |                    |                      |                      |
| Affordable Housing                          | 17,800               | 18,200               | 18,600             | 19,000               | 19,400               |
| Capital Works & Equipment                   | \$ 2,146,700         | \$ 1,553,400         | \$ 2,102,500       | \$ 1,975,000         | \$ 1,400,000         |
| Equipment Replacement                       | 937,300              | 145,000              | 250,000            | -                    | 100,000              |
| Parks & Open Space                          | 1,200,000            | 700,000              | -                  | -                    | -                    |
| Park Improvement                            | -                    | -                    | -                  | -                    | 150,000              |
| Sidewalk Capital                            | 20,000               | 90,000               | -                  | -                    | -                    |
| Police Building Capital                     | 8,400                | 8,400                | 8,400              | 8,400                | -                    |
| General Amenity                             | 2,020,800            | 896,200              | 821,600            | 697,000              | 672,400              |
| Transfer from Reserve Fund Total            | 6,351,000            | 3,411,200            | 3,201,100          | 2,699,400            | 2,341,800            |
| Less: Transfer to Reserve and Capital Funds |                      |                      |                    |                      |                      |
| Reserves:                                   |                      |                      |                    |                      |                      |
| Police Building Capital                     | 17,400               | 26,300               | 22,400             | 18,500               | 14,600               |
| Capital Works & Equipment                   | 1,143,600            | 1,215,600            | 1,165,600          | 1,455,000            | 2,305,000            |
| Equipment Replacement                       | 600,000              | 650,000              | 650,000            | 700,000              | 800,000              |
| Infrastructure Sustainability               | -                    | 125,000              | 828,000            | 1,575,000            | 1,835,000            |
| General Amenity                             | -                    | -                    | -                  | -                    | -                    |
| General Capital Fund                        | 125,000              | 125,000              | 125,000            | 125,000              | 125,000              |
|                                             | 1,886,000            | 2,141,900            | 2,791,000          | 3,873,500            | 5,079,600            |
| Transfers from(to) Surplus                  | 550,000              | 200,000              | 200,000            | 200,000              | 200,000              |
| Transfers from(to) Reserve Accounts         | 1,283,200            | (410,400)            | (885,400)          | (1,046,600)          | (296,600)            |
| <b>TOTAL INTERNAL TRANSFERS</b>             | <b>\$ 6,298,200</b>  | <b>\$ 1,058,900</b>  | <b>-\$ 275,300</b> | <b>-\$ 2,020,700</b> | <b>-\$ 2,834,400</b> |

Schedule "B"

Bylaw No. 1628

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

Revenue Proportions

|                | <u>2016</u>   |             | <u>2017</u>   |             | <u>2018</u>   |             | <u>2019</u>   |             | <u>2020</u>   |             |
|----------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|
|                | (\$'000s)     | %           | (\$'000s)     | %           | (\$'000s)     | %           | (\$'000s)     | %           | (\$'000s)     | %           |
| Property Taxes | 25,200        | 33%         | 26,836        | 56%         | 28,685        | 65%         | 30,259        | 66%         | 32,161        | 67%         |
| Parcel Charges | 1,606         | 2%          | 1,659         | 3%          | 1,624         | 4%          | 1,684         | 4%          | 1,733         | 4%          |
| Fees           | 6,425         | 8%          | 6,624         | 14%         | 6,863         | 16%         | 7,102         | 16%         | 7,266         | 15%         |
| Other Sources  | 36,571        | 48%         | 11,472        | 24%         | 6,105         | 14%         | 5,312         | 13%         | 6,400         | 13%         |
| Proceeds From  |               |             |               |             |               |             |               |             |               |             |
| Borrowing      | 7,320         | 9%          | 1,550         | 3%          | 500           | 1%          | 500           | 1%          | 508           | 1%          |
|                | <u>77,122</u> | <u>100%</u> | <u>48,141</u> | <u>100%</u> | <u>43,777</u> | <u>100%</u> | <u>44,857</u> | <u>100%</u> | <u>48,068</u> | <u>100%</u> |

Other Sources includes grants from other governments and agencies, development contributions to capital, interest and penalties and miscellaneous sales of services.

Objectives and Policies

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives. Except in extraordinary circumstances, tax increases are kept to cost of living or less.

Parcel Charges are comprised of local area service debt servicing costs for roads.

Fees & Charges are a tool used for cost recovery. Various fees are reviewed every 1-5 years to ensure that they are adequate to recover costs of providing specific services.

Other Sources will vary greatly from year to year as it includes such items as:

- Development cost charges used to fund DCC capital projects,
- Contributions from others for capital,
- Interest earned on funds invested in accordance with the City's investment policy,
- Grants, which are sought from other governments and government agencies, often to be leveraged with City funds,
- Casino revenue sharing income.

Proceeds from Borrowing – Debt is used where it makes sense such as for urgent projects or to leverage grants where internal funding is not available. Caution is necessary when considering debt as it commits future cash flows to debt payments, restricting the ability to use those funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project

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## Schedule "B" Continued Revenue and Property Tax Disclosure

### PROPERTY TAX DISCLOSURE

#### Property Tax Revenue Distribution

The table below presents tax revenue and tax rates based on the 2016 Revised Assessment Roll:

#### Property Tax Distribution

| Property Class        | Taxation Revenue |       | Net Taxable Assessed |        | Tax Rate<br>(\$/1000) | Multiple<br>(Rate/Res. Rate) |
|-----------------------|------------------|-------|----------------------|--------|-----------------------|------------------------------|
|                       | (\$'000s)        | %     | Value<br>(\$'000s)   | %      |                       |                              |
| 1. Residential        | 15,180           | 61.5% | 5,281,199            | 82.81% | 2.8743                | 1.00                         |
| 2. Utility            | 169              | 0.7%  | 7,924                | 0.12%  | 21.2698               | 7.40                         |
| 3. Supportive Housing | -                | 0.0%  | -                    | 0.00%  | 2.8743                | 1.00                         |
| 4. Heavy Industry     | -                | 0.0%  | -                    | 0.00%  | 9.2266                | 3.21                         |
| 5. Light Industry     | 248              | 1.0%  | 26,894               | 0.42%  | 9.2266                | 3.21                         |
| 6. Business/Other     | 9,061            | 36.6% | 1,050,786            | 16.47% | 8.6229                | 3.00                         |
| 7. Managed Forest     | -                | 0.0%  | 108                  | 0.00%  | 2.8743                | 1.00                         |
| 8. Rec./Non-Profit    | 40               | 0.2%  | 11,436               | 0.18%  | 3.4635                | 1.20                         |
| 9. Farm               | -                | 0.0%  | 147                  | 0.00%  | 2.8743                | 1.00                         |
|                       | <u>24,698</u>    |       | <u>6,378,494</u>     |        |                       |                              |

#### Objectives and Policies

Council sets tax rates to maintain tax stability between property classes. Property class multiples are reviewed periodically to ensure that the burden of tax among property classes is not distorted by differing market value changes between classes.

#### Permissive Tax Exemptions

Policy with respect to permissive tax exemptions under section 224 of the Community Charter is that exemption will be considered where the organization has demonstrated proof of community access to citizens of Langford at a nominal charge and community benefit in the previous year.

Council supports the establishment of assisted living seniors' housing in Langford and has granted 10-year exemptions to two such developments.

Council has established a revitalization tax exemption program under section 226 of the *Community Charter* which grants a five-year or 10-year exemption for eligible buildings. An exemption certificate was issued for one property in 2011 for which the exemption expires in 2021

**CITY OF LANGFORD**

**BYLAW NO. 1629**

**A BYLAW TO LEVY PROPERTY VALUE TAXES TO MEET MUNICIPAL OBLIGATIONS FOR THE YEAR 2016.**

---

**WHEREAS**, pursuant to Section 197 of the Community Charter, the Council must adopt a tax rate bylaw after the adoption of a financial plan, but before the fifteenth day of May;

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

1. The following rates are hereby imposed and levied for the year 2016:
  - a) For all lawful general purposes of the Municipality on the assessed value of land and improvements taxable, for general municipal purposes, rates appearing in Column "A" of Schedule 'A' attached hereto and forming part hereof.
  - b) For all lawful purposes of the Regional District on the assessed value of lands and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule 'A' attached hereto and forming a part hereof.
  - c) For all lawful purposes of the Regional Hospital District on the assessed value of land and improvements taxable for hospital purposes, rates appearing in Column "C" of Schedule 'A' attached hereto and forming a part hereof.
  - d) For all lawful General Debt purposes of the municipality on the value of land and improvements taxable for general municipal purposes, rates appearing in column "D" of Schedule 'A' attached hereto and forming part of this bylaw.
2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).
3. This bylaw may be cited for all purposes as "City of Langford Tax Rates Bylaw No. 1629, 2016."

READ A FIRST time on this       day of , 2016.

READ A SECOND time on this       day of , 2016.

READ A THIRD time on this       day of , 2016.

ADOPTED this       day of ,       .

---

MAYOR

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(Certified Correct)  
CORPORATE OFFICER

## City of Langford

### Schedule 'A' to Bylaw 1629

2016 Tax Rates (Dollars of Tax Per \$1000 Taxable Value)

| Description             | Class | General   | Capital  | Regional | General |
|-------------------------|-------|-----------|----------|----------|---------|
|                         |       | Municipal | Regional | Hospital |         |
|                         |       | "A"       | "B"      | "C"      | "D"     |
| Residential             | 1     | 2.7388    | 0.5836   | 0.2915   | 0.1355  |
| Utilities               | 2     | 20.2671   | 4.3186   | 1.0203   | 1.0027  |
| Major Industry          | 4     | 8.7916    | 1.8734   | 0.9911   | 0.4350  |
| Light Industry          | 5     | 8.7916    | 1.8734   | 0.9911   | 0.4350  |
| Business/Other          | 6     | 8.2164    | 1.7508   | 0.7142   | 0.4065  |
| Managed Forest          | 7     | 2.7388    | 0.5836   | 0.8745   | 0.1355  |
| Recreational/Non Profit | 8     | 3.3002    | 0.7032   | 0.2915   | 0.1633  |
| Farm                    | 9     | 2.7388    | 0.5836   | 0.2915   | 0.1355  |

## CITY OF LANGFORD

### BYLAW NO. 1630, 2016

#### **A bylaw to establish the Bear Mountain Parkway Extension Local Area Service**

---

##### WHEREAS

A. The City of Langford has received a petition from the owners of land in Langford requesting that the City establish a local area service for the provision of highway works for the extension of the Bear Mountain Parkway from Leigh Road to the existing Bear Mountain Parkway at Plan VIS6323, together with associated and consequential highway improvements.

B. The Corporate Officer of the City of Langford has certified the sufficiency and validity of the petition.

C. The City of Langford wishes to establish a local area service for the purposes set out above.

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

##### Citation

1. This bylaw may be cited as “Bear Mountain Parkway Extension Local Area Service Establishment Bylaw No. 1630, 2016.”

##### Definition

2. In this bylaw
  - (a) “Local Service Area” means the area comprised of the parcels described on Schedule A as shown on the plan attached as Schedule B, and
  - (b) “Bear Mountain Parkway Extension Local Area Service” means all work or other activity undertaken or provided by or on behalf of the City of Langford to complete the project described in Schedule C.

##### Establishment of Local Area Service

3. The Bear Mountain Parkway Extension Local Area Service is hereby established as a local area service under section 211 of the *Community Charter* for the benefit of all parcels in the Local Service Area.

Methods of Cost Recovery

4. The cost of the Bear Mountain Parkway Extension Local Area Service will be borne or recovered as follows:
- (a) \$5,000,000 by parcel taxes imposed on the taxable area of the parcels in the Local Service Area; and
  - (b) the amount by which the cost of the service exceeds \$5,000,000 shall be paid by the owners of the parcels in the Local Service Area.

READ A FIRST TIME this      day of      , 2016

READ A SECOND TIME this day of      , 2016

READ A THIRD TIME this      day of      , 2016

ADOPTED this      day of      , 2016

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

## SCHEDULE A

| <b>Area(s)<br/>on Map</b> | <b>Property Identifier<br/>(PID)</b> | <b>Legal Description</b>                                                                                                                                                    |
|---------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1, 2</b>               | 027-205-207                          | LOT 3, SECTION 3, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP83700                                                                                                            |
| <b>3</b>                  | 027-205-215                          | LOT 4, SECTION 3, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP83700                                                                                                            |
| <b>4</b>                  | 026-575-680                          | LOT 34, SECTION 3, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP80330                                                                                                           |
| <b>5</b>                  | 027-568-849                          | LOT A, SECTION 3, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP85310                                                                                                            |
| <b>6</b>                  | 027-568-857                          | LOT B, SECTION 3, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP85310                                                                                                            |
| <b>7</b>                  | 027-567-907                          | LOT A, SECTION 3, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP85309                                                                                                            |
| <b>8</b>                  | 027-567-915                          | LOT B, SECTION 3, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP85309                                                                                                            |
| <b>9</b>                  | 027-024-644                          | LOT 1, SECTION 82, HIGHLAND DISTRICT, PLAN VIP82851                                                                                                                         |
| <b>10</b>                 | 027-587-991                          | LOT B, SECTION 82, HIGHLAND DISTRICT, PLAN VIP85324                                                                                                                         |
| <b>11</b>                 | 027-590-127                          | LOT A, SECTION 82, HIGHLAND DISTRICT, PLAN VIP85331                                                                                                                         |
| <b>12, 16</b>             | 009-858-636                          | SECTION 82, HIGHLAND DISTRICT EXCEPT PART IN PLANS VIP75509, VIP76197, VIP76364, VIP76365, VIP76988, VIP77878, VIP80330, VIP81135, VIP88981, EPP27392 AND EPP46993          |
| <b>13, 14, 15</b>         | 009-853-103                          | SECTION 81, HIGHLAND DISTRICT EXCEPT PARTS IN PLANS VIP72556 AND VIP75509                                                                                                   |
| <b>17, 18</b>             | 025-695-118                          | LOT 1, SECTIONS 81, 82 AND 84, HIGHLAND DISTRICT, PLAN VIP75509 EXCEPT THAT PART IN PLAN VIP76365, VIP79028, VIP82848, VIP82851, VIP85324 AND EPP19660                      |
| <b>19, 20</b>             | 025-695-126                          | LOT 2, SECTIONS 81, 82, 83 AND 84, HIGHLAND DISTRICT, PLAN VIP75509 EXCEPT PARTS IN PLANS VIP76365, VIP78873, VIP81135, VIP81958, VIP82040, VIP89370, EPP42751 AND EPP46993 |

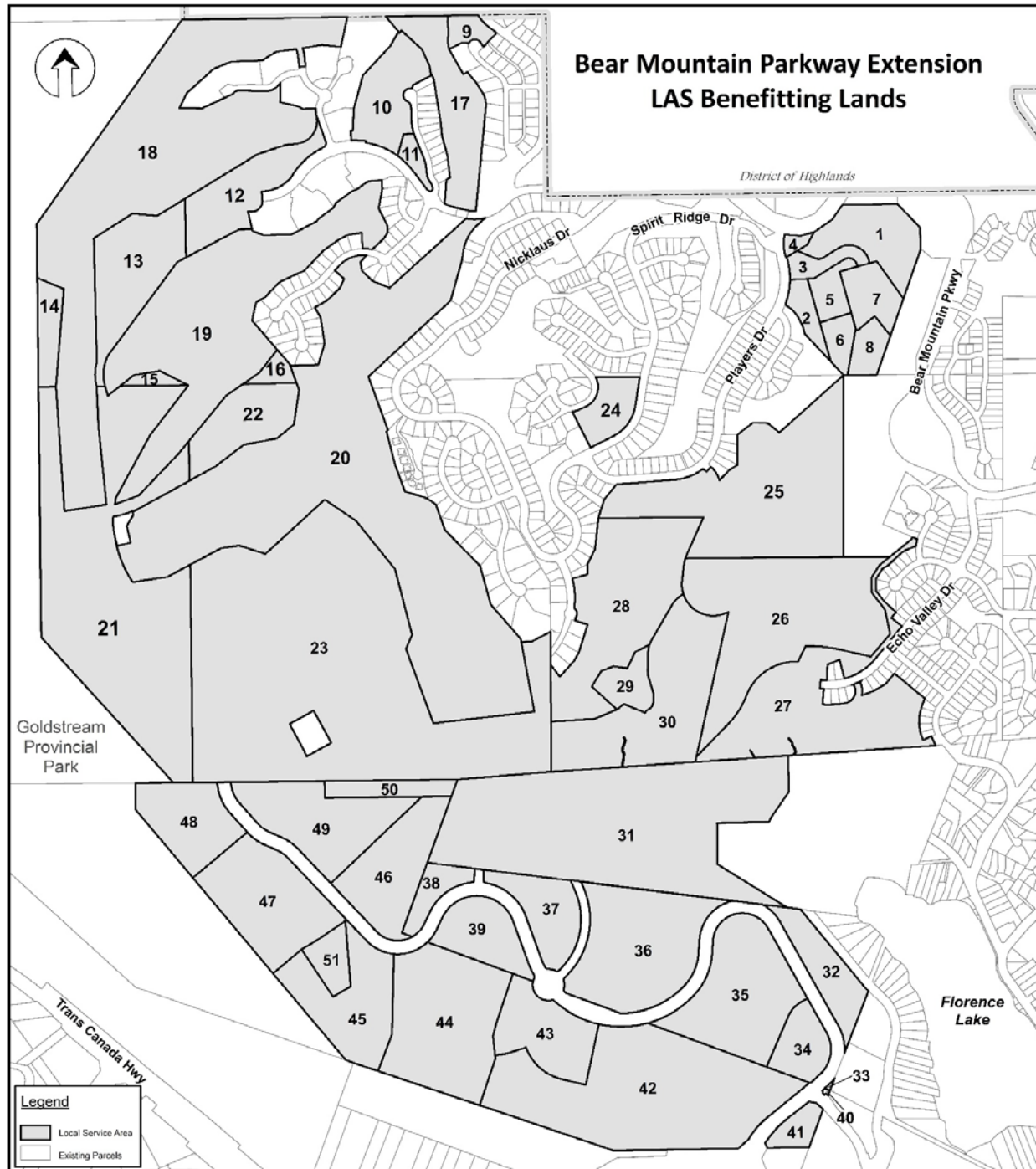
### SCHEDULE A (Cont'd)

| <b>Area(s)<br/>on Map</b> | <b>Property Identifier<br/>(PID)</b> | <b>Legal Description</b>                                                                                                                                  |
|---------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>21</b>                 | 009-853-081                          | SECTION 84, HIGHLAND DISTRICT EXCEPT THAT PART IN PLANS VIP72556, VIP75509 AND VIP89370                                                                   |
| <b>22, 23</b>             | 009-858-652                          | SECTION 83, HIGHLAND DISTRICT EXCEPT PARTS IN PLANS VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983 AND EPP33056 |
| <b>24</b>                 | 028-630-246                          | LOT 1, SECTIONS 2 AND 3, RANGE 4 WEST AND SECTIONS 82 AND 83, HIGHLAND DISTRICT, PLAN VIP88981, EXCEPT PART IN PLAN EPP18069                              |
| <b>25</b>                 | 026-228-211                          | LOT 3, SECTIONS 1 AND 2, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP78400 EXCEPT PART IN PLAN VIP80330, VIP82483, VIP82960 AND VIP88981                     |
| <b>26</b>                 | 026-228-203                          | LOT 2, SECTION 1, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP78400, EXCEPT PART IN PLAN VIP80713                                                            |
| <b>27</b>                 | 026-632-209                          | LOT A, SECTIONS 1 AND 2, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP80713 EXCEPT PART IN PLANS VIP83430, VIP84683 AND EPP44804                              |
| <b>28</b>                 | 027-170-811                          | LOT 1, SECTIONS 1 AND 2, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN VIP83411 EXCEPT PARTS IN PLANS EPP40953 AND EPP53263                                       |
| <b>29</b>                 | 029-415-853                          | LOT A, SECTION 1, RANGE 4 WEST, HIGHLAND DISTRICT, PLAN EPP40953                                                                                          |
| <b>30</b>                 | 027-170-829                          | LOT 2, SECTION 1, RANGE 4W, HIGHLAND DISTRICT, PLAN VIP83411                                                                                              |
| <b>31</b>                 | 009-088-491                          | LOT A, SECTION 114, ESQUIMALT DISTRICT, PLAN 45167 EXCEPT PART IN PLAN 46942 AND VIP82403                                                                 |
| <b>32</b>                 | 028-155-793                          | LOT 6, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674                                                                                                     |
| <b>33, 34</b>             | 028-155-807                          | LOT 7, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674                                                                                                     |
| <b>35</b>                 | 028-155-785                          | LOT 5, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674                                                                                                     |

### SCHEDULE A (Cont'd)

| <b>Area(s)<br/>on Map</b> | <b>Property Identifier<br/>(PID)</b> | <b>Legal Description</b>                                                                     |
|---------------------------|--------------------------------------|----------------------------------------------------------------------------------------------|
| <b>36</b>                 | 028-155-777                          | LOT 4, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674                                        |
| <b>37</b>                 | 028-155-769                          | LOT 3, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674                                        |
| <b>38</b>                 | 028-155-742                          | LOT 1, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674                                        |
| <b>39</b>                 | 028-155-751                          | LOT 2, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674                                        |
| <b>40, 41</b>             | 029-034-922                          | LOT 1, SECTION 115, ESQUIMALT DISTRICT, PLAN EPP22053                                        |
| <b>42</b>                 | 028-057-368                          | LOT 8, SECTION 115, ESQUIMALT DISTRICT, PLAN VIP87258<br>EXCEPT THAT PART IN PLAN VIP88001   |
| <b>43</b>                 | 028-057-350                          | LOT 7, SECTION 115, ESQUIMALT DISTRICT, PLAN VIP87258                                        |
| <b>44</b>                 | 028-057-341                          | LOT 6, SECTION 115, ESQUIMALT DISTRICT, PLAN VIP87258                                        |
| <b>45</b>                 | 028-057-333                          | LOT 5, SECTION 28, GOLDSTREAM DISTRICT AND SECTION 115,<br>ESQUIMALT DISTRICT, PLAN VIP87258 |
| <b>46</b>                 | 028-057-309                          | LOT 2, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258                                        |
| <b>47</b>                 | 028-057-325                          | LOT 4, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258                                        |
| <b>48</b>                 | 028-057-317                          | LOT 3, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258                                        |
| <b>49</b>                 | 028-057-295                          | LOT 1, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258                                        |
| <b>50</b>                 | 024-550-493                          | LOT 5 SECTION 28 GOLDSTREAM DISTRICT PLAN VIP69106                                           |
| <b>51</b>                 | 024-550-485                          | LOT 4 SECTION 28 GOLDSTREAM DISTRICT PLAN VIP69106                                           |

## SCHEDULE B



### Bear Mountain Parkway Extension Local Service Area

April 11, 2016

Certified Correct

S. Tennent  
Treasurer, City of Langford

## **SCHEDULE C**

### **The project Includes:**

1. A two lane interim road connection between the Leigh Road Interchange and the border of the Bear Mountain Village Core (opposite St Andrews Walk), activating approximately 3,230 meters of public roadwork;
2. An interim road cross section that will include 2 paved driving lanes with gravel shoulders, with one side of street lighting;
3. Full and final site grading, cut and fill placement, to accommodate the ultimate road cross section that will be built out when adjacent lands are developed;
4. All engineering, inspection, security, legal and administration costs, and environmental studies and other related work necessary to complete the project;
5. An allowance for interest charges that may accrue on borrowed funds during construction
6. All land dedications and rights of way required to facilitate the project.
7. Re-designation of the Echo Valley Road system as a non-through road, such that the Bear Mountain Parkway is the only route from Leigh Road Interchange through Bear Mountain.

# CITY OF LANGFORD

## BYLAW NO. 1631, 2016

### A BYLAW TO AUTHORIZE BORROWING FOR THE BEAR MOUNTAIN PARKWAY EXTENSION LOCAL AREA

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#### WHEREAS

A. The City of Langford has adopted the Bear Mountain Parkway Extension Local Area Service Establishment Bylaw No. 1630, 2016 to authorize the extension of Bear Mountain Parkway, together with associated and consequential highway improvements;

B. The Bear Mountain Parkway Extension Local Area Service was initiated by a petition of the owners in the area of the proposed highway; and

C. The petition proposes that the City borrow for the local area service.

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

#### Citation

1. This bylaw may be cited as Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016.

#### Authorization to Borrow

2. The City of Langford is hereby authorized to borrow up to \$5,000,000 for the purpose of providing highway works to construct Bear Mountain Parkway from the intersection of Leigh and McCallum Roads north to the existing Bear Mountain Parkway at plan VIS6323 together with associated and consequential highway improvements

#### Allocation of Amount Borrowed

3. The entire amount referred to in section 2 is allocated to the purpose described in that section.

#### Maximum Term for Debentures

4. The maximum term for which debentures may be issued is 15 years.

READ A FIRST TIME this      day of      , 2016

READ A SECOND TIME this      day of      , 2016.

READ A THIRD TIME this      day of      , 2016.

APPROVAL of the Inspector of Municipalities obtained this      day of      , 2016

ADOPTED this      day of      , 2016

---

PRESIDING MEMBER

---

CORPORATE OFFICER



# City of Langford

[www.cityoflangford.ca](http://www.cityoflangford.ca)

April 18<sup>th</sup> , 2016

## **In-Camera Resolution**

- a) That it is the opinion of Council that the public interest requires that persons other than Keycorp Developments Ltd Representatives, Jim Hartshorne and Seamus Brennan and members of Council and Officers be excluded from the meeting to consider confidential information regarding Property Acquisition and Disposition, New Service and Personnel, under 90 (1) (b) (e) and (k) of the Community Charter.
- b) That Council continues the meeting in closed session.