

CITY OF LANGFORD
REGULAR MEETING OF COUNCIL
Monday, May 2nd , 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

AGENDA

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1. <u>CALL TO ORDER</u>	
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- i) **BYLAW NO. 1633** **106**
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(FIRST READING)
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11. ADJOURNMENT

CITY OF LANGFORD
MINUTES OF THE REGULAR MEETING OF COUNCIL
Monday, April 18th, 2016 @ 7:00 p.m.
Council Chambers, 3rd Floor, 877 Goldstream Avenue

PRESENT

Acting Mayor D. Blackwell; Councillors: M. Sahlstrom, L. Seaton, W. Sifert, L. Szpak and R. Wade.

ATTENDING

CAO J. Bowden, Director of Finance, S. Ternent, Director of Engineering, M. Mahovich, Director of Planning, M. Baldwin and Administrative Assistant, J. Coneybeer.

ABSENT

Mayor S. Young.

1. CALL TO ORDER

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

2. APPROVAL OF THE AGENDA

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SEATON

That Council approve the Agenda as AMENDED: Delete item 6(a)(1) from the agenda and renumber accordingly.

CARRIED.

3. ADOPTION OF MINUTES

a) Minutes of the Regular Meeting of Council – April 4th, 2016

MOVED BY: COUNCILLOR SEATON
SECONDED: COUNCILLOR WADE

That the Minutes of the Regular Meeting of Council held on April 4th, 2016 be approved.

CARRIED.

4. PUBLIC PARTICIPATION

There was no public participation.

5. DEVELOPMENT VARIANCE PERMIT

a) DVP16-0002 – 899 McCallum Road; 2658, 2662, 2666 & 2670 Secretariat Way

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council issue Development Variance Permit No. DVP16-0002 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.

CARRIED.

6. COMMITTEE RESOLUTIONS

a) Planning Zoning and Affordable Housing Committee – April 11th, 2016

1. Omnibus #43 - Secondary suites in the RS4 zone (Planning)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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".

CARRIED.

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

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

b) Administration and Finance Committee – April 12th, 2016
1. 2015 Audited Financial Statements (Finance)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council approve the 2015 Audited Financial Statements for the fiscal year ending December 31st, 2015.

CARRIED.

c) Transportation and Public Works Committee – April 12th, 2016
1. Updated Street Lighting Policy (Engineering)

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council adopt the revised Street Lighting Policy No. POL-0104-ENG, 2016 as attached to the staff report dated April 18th, 2016.

CARRIED.

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

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

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

CARRIED.

7. REPORTS

**a) Heart and Stroke Foundation of BC and Yukon Bike Event
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR SEATON

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.

CARRIED.

**b) Westshore Parkway – Segment 8 (dual left on TCH) Pre-approval – Award to Lowest Bidder
- Staff Report (Engineering)**

MOVED BY: COUNCILLOR SIFERT
SECONDED: COUNCILLOR WADE

That Council 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.

CARRIED.

**c) 1st Quarterly Report – January 1st to March 31st, 2016
- Staff Report (Planning, Land Development and Building)**

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

That Council receive the staff report dated April 18th, 2016 regarding the 1st Quarter Report from January 1st, 2016 to March 31st, 2016.

CARRIED.

**e) Grand Forest Close License to Occupy with Paul Goudy and Elizabeth Peters
- Staff Report (Land Development)**

MOVED BY: COUNCILLOR WADE

SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

**f) 2016-2020 Five-Year Financial Plan
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

**g) Bear Mountain Parkway Extension – Local Area Service Establishment
- Staff Report (Finance)**

MOVED BY: COUNCILLOR SAHLSTROM

SECONDED: COUNCILLOR SZPAK

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.

CARRIED.

**h) Canada Geese Management – Glen Lake
- Staff Report (Parks)**

MOVED BY: COUNCILLOR SEATON

SECONDED: COUNCILLOR WADE

That Council approve purchasing “Away With Geese” for a 90 day trial on Glen Lake as outlined in the staff report dated April 18th, 2016.

CARRIED.

8. CORRESPONDENCE

a) Greater Victoria Cycling Coalition

Re: Request for 2 cent Increase in Gas Tax for BC Transit

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SIFERT

That Council receive the letter sent to Mayors and Councils of the capital region from the group comprised of the Greater Victoria Cycling Coalition, Walk On Victoria, Greater Victoria Placemaking Network and Women’s Everyday Bicycling (WeBike) Association and send a letter to the Provincial Government supporting the proposed 2 cent increase in gas tax funding for BC Transit.

CARRIED.

9. BYLAWS

a) BYLAW NO. 1495

**“Langford Zoning Bylaw, Amendment No. 393, (3030 Jacklin Rd), 2013”.
(ADOPTION)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR WADE

That Council adopt Bylaw No. 1495.

CARRIED.

b) BYLAW NO. 1611

**“Langford Zoning Bylaw, Amendment No. 446, (566 Treanor Ave), 2016”.
(ADOPTION)**

MOVED BY: COUNCILLOR SZPAK

SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1611.

CARRIED.

- c) BYLAW NO. 1612**
"Langford Official Community Plan Bylaw, Amendment No. 19, (3483 Happy Valley Rd), 2015".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1612.

CARRIED.

- d) BYLAW NO. 1613**
"Langford Zoning Bylaw, Amendment No. 447, (3483 Happy Valley Rd), 2015".
(ADOPTION)

MOVED BY: COUNCILLOR WADE
SECONDED: COUNCILLOR SIFERT

That Council adopt Bylaw No. 1613.

CARRIED.

- e) BYLAW NO. 1627**
"Revenue Anticipation Borrowing Bylaw No. 1627, 2016"
(ADOPTION)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council adopt Bylaw No. 1627.

CARRIED.

- f) BYLAW NO. 1628**
"City of Langford 2016-2020 Financial Plan Bylaw No. 1628, 2016".
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1628 First, Second and Third Reading.

CARRIED.

g) BYLAW NO. 1629
"City of Langford Tax Rates Bylaw No. 1629, 2016."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1629 First, Second and Third Reading.

CARRIED.

h) BYLAW NO. 1630
"Bear Mountain Parkway Extension Local Area Service Establishment Bylaw No. 1630, 2016."
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1630 First, Second and Third Reading.

CARRIED.

i) BYLAW NO. 1631
Bear Mountain Parkway Extension Loan Authorization Bylaw No. 1631, 2016.
(FIRST, SECOND AND THIRD READINGS)

MOVED BY: COUNCILLOR SAHLSTROM
SECONDED: COUNCILLOR SZPAK

That Council give Bylaw No. 1631 First, Second and Third Reading.

CARRIED.

10. IN CAMERA RESOLUTION

MOVED BY: COUNCILLOR SZPAK
SECONDED: COUNCILLOR WADE

- 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.

CARRIED.

11. ADJOURNMENT

The Chair adjourned the meeting at 7:10 pm.

PRESIDING COUNCIL MEMBER:

CERTIFIED CORRECT
Administrator



BOARD OF DIRECTORS

Minutes of the West Shore Parks and Recreation Society Board of Directors Meeting Thursday, March 10, 2016 in the JDF Library Meeting Room

PRESENT: Directors: Rob Martin (Chair), Marcie McLean, Les Bjola, Lilja Chong, Arnie Hamilton, Al Hood, Jennifer Jakobsen, Ron Mattson, Moralea Milne, Matt Sahlstrom, Winnie Sifert, Ed Watson, and Darren Wright

ABSENT: Directors: Leslie Anderson, Lanny Seaton, Terry Young

STAFF PRESENT:

Linda Barnes, Administrator
Sandy Clarke, Manager of Recreation
Wade Davies, Manager of Operations
Sue Dickson, Manager of Finance
Brian Merryweather, Manager of Human Resources
Cherry Merryweather, Recorder

PUBLIC PRESENT:

Mayor Carol Hamilton, City of Colwood

CALL TO ORDER

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

APPROVAL OF AGENDA

2. ***MOVED/SECONDED BY DIRECTORS MILNE and JAKOBSEN
THAT THE AMENDED AGENDA BE APPROVED.
CARRIED***

APPROVAL OF MINUTES

3. ***MOVED/SECONDED BY DIRECTORS MILNE and CHONG
THAT THE MINUTES OF THE REGULAR MEETING HELD JANUARY 21, 2016 BE ADOPTED.
CARRIED***

PUBLIC PARTICIPATION

4. N/A

CHAIRS REMARKS

5. The Chair gave the following remarks
 - The Chair introduced Cherry Merryweather and thanked her for standing for the Administrative Assistant.

STANDING COMMITTEES

6.
 - a) Finance
 - No Update
 - b) Strategic Planning – Update
 - No Update
 - c) Policy
 - No update

OLD BUSINESS

7.
 - a) **Confirmation of Committee selections**
 - The Chair verbally confirmed the following:
 - Finance Committee: Les Bjola (Chair), Leslie Anderson, Al Hood, Ron Mattson, Moralea Milne and Darren Wright
 - Strategic Committee: Darren Wright, Lanny Seaton, Terry Young, Ed Watson and Jennifer Jakobsen
 - Policy Committee: Arnie Hamilton, Moralea Milne, Winnie Sifert, Lilja Chong, Darren Wright, Ed Watson and Jennifer Jakobsen
 - Environment Committee: Moralea Milne, Matt Sahlstrom, Al Hood, Leslie Anderson, Ron Mattson

FOR INFORMATION ONLY.

b) Pinty's Grand Slam of Curling "Elite 10" Update

Manager of Recreation, Sandy Clarke provided the following update:

- An information handout was provided (attached)
- Sandy noted that our investment is \$150k and it is anticipated that we will recoup this from sales, refreshments and portion of shared sponsorship.
- Social house will be open to crew and attendees with us providing the refreshments and a percentage of sales will come to WSPR.

FOR INFORMATION ONLY.

NEW BUSINESS

8.
 - a) **Statistical 2015 Update**

- Registration Comparison Stats, Information sheet distributed and explained by Linda.
- Linda noted that the POS has dropped, however, the annual pass sales have increased significantly.
 - We have very high online registration.

FOR INFORMATION ONLY.

b) 2020 / 2022 BC Summer Games and/or Winter Games Bid

The Administrator provided an overview to the report:

- Colwood has submitted a request to hold these games. General thought is that we do not have the capacity to handle all venues and that we could be a part of the games only as a participant.
- Winter games out of reach for this region, summer games more viable within the region.
- Difficult for all the municipalities to bring this together and make a profit. It does create a disruption of regular services.

MOVED/SECONDED BY DIRECTORS MATTSON and MILNE THAT THE STAFF RECOMMENDATIONS BE APPROVED.

CARRIED

FOR INFORMATION

9. **a) Human Resources Report**

Report provided by Brian Merryweather.

Over a period of 3 years the average number of postings is 55,

The number of received applications is 1,026 with the average number hired is 105.

b) Administrators Report

Administrator report attached:

The Administrator shared the YPQI awarded Certificate of Excellence.

FOR INFORMATION ONLY.

IN CAMERA

10. **MOVED/SECONDED BY DIRECTORS HAMILTON AND BJOLA THAT THE MEETING MOVE IN CAMERA.**
CARRIED

ADJOURNMENT

11. **MOVED/SECONDED BY DIRECTORS MATTSON AND BJOLA**
THAT THE MEETING BE ADJOURNED AT 6:50 PM.
CARRIED

**CITY OF LANGFORD
DEVELOPMENT VARIANCE PERMIT**

DVP16-0005 – 566 Treanor Ave

That Development Variance Permit No. DVP16-0005 be issued by the Council for the City of Langford to Greg Court, Greg Court Developments Ltd. on behalf of Dean Beazley to reduce to minimum required rear setback for the lot containing the existing dwelling from 5.5m to 1.2m for property located at 566 Treanor Ave 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 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.

CITY OF LANGFORD

RESOLUTIONS OF THE PARKS, RECREATION, CULTURE AND BEAUTIFICATION COMMITTEE

Monday, April 25th, 2016

1. Westshore Skate Park Coalition - Jimmy Miller, Chairperson

That Council:

1. Receive the Westshore Skate Park Coalition presentation for information, and
2. Direct staff to forward the presentation regarding the Westshore Skate Park Coalition presentation to Westshore Parks and Recreation Society.

2. Trail Name – 935 Latoria Road (Parks)

That Council approve the naming of the trail located in Happy Valley beside Pritchard Creek as “Briar Patch Trail”.



Staff Report to Council

Date: 02/05/2016
Department: Finance
Subject: Approval of 2015 Statement of Financial Information

Please find attached the 2015 "Statement of Financial Information" (SOFI) Reports.

These reports must be made available as a package each year, with one copy sent to the Ministry of Community, Sport and Cultural Development.

Recommendation:

That Council approve the 2015 Statement of Financial Information as presented.

Respectfully Submitted,

Submitted by:	Audrey Kryklywyj-Shortreid
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

/AK

Attachment

2015

CITY OF LANGFORD
Statement of Financial Information
(Pursuant to the Financial Information Act)

City of Langford, British Columbia, Canada

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Audited Financial Statements (Includes Financial Reporting Responsibility)	

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, Subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the *Financial Information Act*.

Steve Ternent
Director of Finance

Matt Sahlstrom
Councillor

Schedule of Debts

Information on all long term debts for this organization is included in Note 5 to the 2015 Audited Financial Statements.

Schedule of Guarantee and Indemnity Agreements (Unaudited)

There are no Financial Guarantee and Indemnity Agreements in place which required government approval prior to being given under the Financial Administration Act

Schedule of Grants or Contributions

The City of Langford does not consider grant-in-aid applications.

Schedule of Employee Remuneration and Expenses (unaudited)

		Remuneration	Expenses	Total
*Adams, Steve	Fire Co-Ordinator	138,139.97	-	138,139.97
*Aubrey, Christopher	Fire Inspector	135,179.33	623.00	135,802.33
Baldwin, Matthew	City Planner	152,914.57	1,033.00	153,947.57
Barclay, Stacie	Records Manager	88,765.58	4,466.00	93,231.58
Beckett, Robert	Fire Chief	151,611.54	537.00	152,148.54
*Bell, Brian	Fire Maintenance	137,539.92	4,890.00	142,429.92
Booth, Travis	Senior GIS Technician	76,893.22	-	76,893.22
Bowden, James	Administrator	197,560.25	4,715.00	202,275.25
*Caven, Lance	Fire Inspector	139,146.93	75.00	139,221.93
Chen, Victor	Engineering, Construction Manager	110,777.16	3,579.00	114,356.16
Corpus, Theodore	Application Developer II	77,132.85	4,652.00	81,784.85
*Davidson, Scott	Assistant Chief, Training	135,789.90	3,047.00	138,836.90
Dube, Kevin	Application Developer II	77,085.87	1,784.00	78,869.87
Edwards, Cameron	Building Inspector	79,816.72	2,042.00	81,858.72
Fletcher, Lorne	Bylaw Manager	108,183.30	3,408.00	111,591.30
Henshall, George	Engineering, PW and Operations Coordinator	109,009.65	2,613.00	111,622.65
Kaercher, Linda	Deputy Clerk	94,738.85	280.00	95,018.85
Kryklywyj-Shortreid, Audrey	Deputy Director of Finance	115,765.90	150.00	115,915.90
Leskiw, Mike	Parks Manager	117,139.31	1,661.00	118,800.31
Liebscher, Grant	Planner I	75,920.03	1,531.00	77,451.03
Mahovich, Michele	Manager of Engineering	146,910.80	4,659.00	151,569.80
McStravick, Kyle	Planner I	76,063.89	-	76,063.89
Miller, Shawn	Senior GIS Technician	77,142.02	2,968.00	80,110.02
Molnar, Brent	Land Development and Subdivision Co-ordinator	109,035.44	2,431.00	111,466.44
Moreau, Richard	RCMP - Computer Systems Analyst	76,570.97	-	76,570.97
Pedde, Donald	Manager of Building Inspections	104,438.60	1,849.00	106,287.60
Queen, Susan	GIS Manager	81,815.51	961.00	82,776.51
*Reid, Jenny	Dispatch	91,563.49	-	91,563.49
*Spriggs, Geoff	Assistant Chief, Communications	143,969.04	3,013.00	146,982.04
Stinson, Steve	Manager of IT	115,234.66	1,049.00	116,283.66
Stohmann, Leah	Deputy Planner	101,627.74	4,804.00	106,431.74
Ternent, Steven	Director of Finance	151,867.49	1,115.00	152,982.49
Waters, Jane	Parks Planner	84,616.42	1,723.00	86,339.42
Webb, Dave	Information Systems Administrator	86,108.46	1,072.00	87,180.46
Worobec, Jerry	Building Inspector	94,237.75	2,252.00	96,489.75
*Yhde-Riis, Tammy	Dispatch	90,118.66	164.00	90,282.66
		3,950,431.79	69,146.00	4,019,577.79

* Retroactive pay was paid out in 2015 due to settlement of IAFF Collective Agreement

Remuneration under \$75,000 **4,023,234.41**

Total Remuneration **7,973,666.20**

There was one severance agreement under which payment commenced between The City of Langford and it's non-unionized employee during the fiscal year 2015. Compensation was determined based on salary.

Schedule of Council Remuneration and Expenses (unaudited)

	Indemnity	Expenses	Total	Budget
Stewart Young	36,097.65	1,198.38	37,296.03	41,278.00
Denise Blackwell	21,010.97	5,412.65	26,423.62	25,878.36
Matt Sahlstrom	16,973.55	5,216.03	22,189.58	22,799.36
Lanny Seaton	16,973.55	4,926.30	21,899.85	22,799.36
Winnie Sifert	20,003.25	2,958.58	22,961.83	25,499.36
Roger Wade	16,973.55	3,856.47	20,830.02	22,799.36
Lillian Szpak	26,236.29	5,832.55	32,068.84	31,657.36
	154,268.81	29,400.96	183,669.77	192,711.16

Schedule of Payments

Accent Refrigeration Systems Ltd.,	55,883.26
Access Credit Union	10,000,000.00
Allied Power and Communication Ltd.	79,161.83
Alpine Truck & Equipment Repair	27,504.03
Associated Engineering Ltd	123,310.33
Bayside Mechanical Ltd	64,919.88
BC Assessment Authority	479,230.14
BC Hydro	338,613.45
BC Hydro	735,141.99
BC Transit	2,683,173.69
Bell Mobility Inc.	59,578.28
Black Press Group	61,422.93
BMT Group Services Ltd.	63,899.97
Bricklok Surfacing & Landscape Supply Ltd	80,245.20
Cansel - Vancouver	28,103.67
Capital City Paving Ltd.	50,536.08
Capital Region Emerg.Serv.Telecom(CREST)	74,587.84
Capital Regional District	5,329,603.05
Capital Regional District Water -Isld Hwy	683,584.75
Capital Regional District Water-Fisgard	708,801.05
Capital Regional District-Bylaw/Animal Control	96,350.00
Capital Regional Hospital District	2,279,417.56
Castera Investments Inc	168,606.23
Chrissy Shaw	26,795.85
City Of Langford	620,960.40
Columbia Fuels	29,080.80
Colwood, City Of	312,392.57
Crystalview Holdings Ltd.	28,495.68
DB Services of Victoria Inc	69,963.90
Dekra-Lite Industries Inc.	62,881.21
Diamond Municipal Solutions	30,239.74
Dinning Hunter Jackson Law	2,026,288.83
Dinning Hunter Lambert & Jackson	569,384.42
Dominion Govlaw LLP	38,783.26
Draycor Construction Ltd	290,214.53
Dryco Systems Inc.	69,927.15
Eager Beaver Tree Service	114,070.65
Ecoasis Developments LLP	259,308.43
Emerald Lake Homes Ltd	27,580.00
Enex Fuels Ltd	43,764.88
Esquimalt, Township Of	315,150.54

Esri Canada	121,411.18
Fantastic Cleaning Ltd.	133,890.61
FDM Software Ltd	42,597.80
FINES Ford Lincoln	48,892.84
Fortis BC Natural Gas	40,520.73
G & E Contracting Ltd	718,261.04
GM Landco Management Ltd.	156,076.20
Goldstream Ventures LLP	95,122.20
Greater Victoria Public Library	1,569,063.38
Greater Victoria Security	200,308.52
Harris Computer Systems	53,409.19
Hayworth Communities Inc	58,370.85
Hendry Swinton McKenzie	241,260.00
Henley & Walden Trust Account	55,570.00
Highlands, District Of	40,869.56
Holland, Tammy	41,358.64
Hourigan's Carpets And Linos Ltd.	41,196.49
Insurance Corporation Of BC	73,510.00
Island Asphalt Company	160,749.75
Island Key Computer Ltd.	82,249.06
Kent MacPherson	40,929.96
Kerr Wood Leidal Consulting Engineers	118,309.69
Koole-Bare Ent Ltd	154,402.00
KPMG LLP, T4348	47,852.70
Landmark Sign Ltd.	38,296.46
Langford Lanes Bowling Alley Inc	258,509.90
Langford Volunteer Firefighters Assoc.	126,463.02
Lifestyle Ventures Inc.	82,502.25
Lumca Inc.	105,268.80
Mahoe Holdings Ltd	62,720.00
Mainroad South Island Contracting Ltd.	35,174.60
M'akola Housing Society	200,750.00
Marathon Surfaces	39,474.58
Mastercard	104,829.72
McCormick Meadows Ltd	35,916.00
Medical Services Plan Of BC	109,696.50
Metchosin, District Of	93,639.14
Microsoft Corporation	107,868.07
Milner Group	36,418.52
Minister Of Finance--School Tax /GIL	10,999,514.22

Mr. Electric	77,038.78
Mullin Demeo	122,025.00
Nautilus Pool Service Inc	147,994.23
OnPoint Project Engineers Ltd	176,095.30
P. R. Bridge Systems Ltd	121,610.19
Pacific Centre Family Services	54,391.60
Pacific Coast Land Company Inc	38,899.75
PacificGold Homes Ltd	335,730.60
Performance Plus Hockey	30,127.30
Phase 2 Developments Ltd	145,929.00
R. Manion Consulting	72,765.00
Raylec Power LP	679,530.11
Raymond James Ltd	10,000,000.00
RBC Royal Bank-TFSA Contributions	29,640.00
Receiver General For Canada	61,247.10
Receiver General Of Canada	1,544,286.79
Receiver General -RCMP contract	4,859,204.79
RecTec Industries Inc	69,850.97
Richmond Property Group	60,529.15
Ryzuk Geotechnical	32,089.70
Scansa Construction	2,711,577.69
School District No.62	323,061.34
Shaw Business Solutions Inc	45,001.60
Sooke, District Of	239,613.85
SportHost Victoria	25,000.00
SSL-Sustainable Services Ltd	78,044.09
TeraSpan	28,716.65
Tetra Tech Inc.	26,775.00
The Corporation of the District of Saanich	25,646.00
The Westin Bear Mountain, Victoria	27,224.85
Think Communications Inc	119,500.40
Tran Sign (1999) Ltd	34,700.62
Trel Developments Ltd	31,649.15
Uptown Air Conditioning Ltd.	28,075.13
Verity Construction Ltd	111,065.31
Victoria Contracting & Municipal Maint.	4,538,490.48
VidCom Communications Ltd	51,373.28
Watt Consulting Group	124,519.40
West Isle Industries Ltd	40,162.50
West Shore Environmental Services	322,455.22
West Shore Parks & Recreation Society.	2,420,401.41
Westbrook Consulting Ltd.	42,333.98
Western Watershed Design	600,189.48

Westshire Development Corp	25,303.75
WSP Canada Inc	537,030.81
York Excavating Ltd	449,887.36
Young, Anderson Barristers & Solicitors	116,411.79
Total of vendor totals over \$25,000	77,763,378.72
Under \$25,000	2,924,565.43
Total	80,687,944.15

The Schedule of Payments to Suppliers for the Provision of Goods and Services has been prepared on a cash basis and the financial statements have been prepared on an accrual basis, therefore no reconciliation of this schedule with the financial statements has been prepared.

Included in the above payments are collections for other governments, capital and property purchases, refunds of deposits on hand, transfers of funds to other institutions, and transfer of funds to other Municipalities (Casino Revenue Share)

2015

CITY OF LANGFORD
Consolidated Financial Statements
For the fiscal year ending December 31, 2015



City of Langford

www.cityoflangford.ca

Mayor:	Stewart Young
Councillors:	Denise Blackwell Matt Sahlstrom Lanny Seaton Winnie Sifert Lillian Szpak Roger Wade
Administrator:	Jim Bowden, MPA
Treasurer:	Steve Ternent
City Engineer:	Michelle Mahovlich, M.Eng., P.Geo., P.Eng.
City Planner:	Matthew Baldwin, MCIP
Fire Chief:	Bob Beckett, MA
Auditors:	KPMG
Solicitors:	Young Anderson
Bankers:	Bank of Montreal
Police:	RCMP - West Shore

CITY OF LANGFORD

Consolidated Financial Statements

Year ended December 31, 2015

Financial Statements

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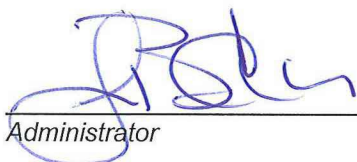
MANAGEMENT'S RESPONSIBILITY FOR THE CONSOLIDATED FINANCIAL STATEMENTS

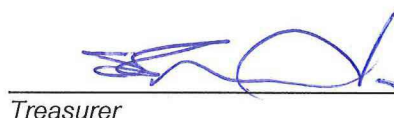
The accompanying consolidated financial statements of the City of Langford (the "City") are the responsibility of management and have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards for local governments as recommended by the Public Sector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

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

The Administration and Finance Committee meets with management and the external auditors to review the consolidated financial statements and discuss any significant financial reporting or internal control matters prior to their approval of the consolidated financial statements.

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



Administrator

Treasurer



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

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

INDEPENDENT AUDITORS' REPORT

To the Mayor and Councilors of The City of Langford

We have audited the accompanying consolidated financial statements of The City of Langford, which comprise the consolidated statement of financial position as at December 31, 2015, the consolidated statements of operations, change in net debt and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of The City of Langford as at December 31, 2015, and its consolidated results of operations, its consolidated change in net debt and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Professional Accountants

April 18, 2016
Victoria, Canada

CITY OF LANGFORD

Consolidated Statement of Financial Position

December 31, 2015, with comparative information for 2014

	2015	2014
Financial assets:		
Cash and cash equivalents (note 3)	\$ 16,560,675	\$ 20,997,712
Property taxes receivable	3,064,538	2,147,845
Accounts receivable	6,457,547	3,906,079
Other assets	146,450	136,692
	26,229,210	27,188,328
Financial liabilities:		
Accounts payable and accrued liabilities	5,332,132	5,247,377
Prepaid property taxes and licences	664,248	666,589
Deferred revenue (note 4)	10,566,709	10,644,522
Refundable deposits	6,844,573	7,031,704
Debt (note 5):		
Short-term	21,758,000	23,750,000
Long-term	6,493,032	8,178,814
	51,658,694	55,519,006
Net debt	(25,429,484)	(28,330,678)
Non-financial assets:		
Tangible capital assets (note 6)	344,053,137	325,975,627
Sewer franchise agreement (note 7)	16,858,930	13,834,129
Land held for resale	5,386,214	5,385,060
Prepaid expenses	647,317	937,567
	366,945,598	346,132,383
Accumulated surplus (note 8)	\$ 341,516,114	\$ 317,801,705

Commitments and contingencies (note 12)

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


Treasurer

CITY OF LANGFORD

Consolidated Statement of Operations

December 31, 2015, with comparative information for 2014

	Financial Plan (note 13)	2015	2014
Revenue:			
Taxation, net (note 9)	\$ 25,596,400	\$ 25,612,522	\$ 23,271,565
Development cost charges	5,901,200	3,356,342	413,419
Sewer capital recovery fees	-	3,637,868	2,436,949
Utility charges	5,000	5,000	5,000
Other	3,705,396	4,686,717	4,492,377
Licences and permits	1,780,500	2,345,918	1,951,112
Penalties and interest	433,000	354,522	413,543
Government transfers (note 10)	13,485,300	4,957,026	2,701,953
Commercial leasing	2,659,900	1,983,117	2,523,267
Casino	1,200,000	1,239,776	1,169,240
Investment earnings	170,000	208,014	274,384
Developer and property owner contributions	2,500,000	15,562,549	11,420,217
Total revenue	57,436,696	63,949,371	51,073,026
Expenses:			
General government services:			
Legislative	465,500	330,590	391,411
Administrative	2,243,900	2,753,319	2,513,332
Other	1,497,600	1,438,596	1,244,526
	4,207,000	4,522,505	4,149,269
Protective services:			
Police and bylaw enforcement	6,570,900	6,724,855	6,654,710
Fire protection and emergency response	2,706,100	3,134,723	2,977,807
Building inspection and other	549,900	524,912	491,101
	9,826,900	10,384,490	10,123,618
Engineering and public works:			
Common services	1,193,300	1,060,634	1,068,756
Land development services	505,900	554,551	516,916
Roads, streets and storm drainage	5,758,700	8,961,458	9,152,460
	7,457,900	10,576,643	10,738,132
Community services:			
Environmental and development services	1,051,700	933,389	779,065
Recreation and cultural services	6,036,100	6,681,139	7,545,242
West Shore Parks and Recreation Society (note 14)	5,265,231	6,409,322	5,251,685
	12,353,031	14,023,850	13,575,992
Utility and enterprise services:			
Sewer infrastructure	-	613,067	589,641
Sewer maintenance	-	293	1,644
Debt interest	124,500	114,114	139,717
	124,500	727,474	731,002
Total expenses	33,969,331	40,234,962	39,318,013
Annual surplus	23,467,365	23,714,409	11,755,013
Accumulated surplus, beginning of year	317,801,705	317,801,705	306,046,692
Accumulated surplus, end of year	\$ 341,269,070	\$ 341,516,114	\$ 317,801,705

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

CITY OF LANGFORD

Consolidated Statement of Changes in Net Debt

December 31, 2015, with comparative information for 2014

	Financial Plan (note 13)	2015	2014
Annual surplus	\$ 23,467,365	\$ 23,714,409	\$ 11,755,013
Acquisition of tangible capital assets	(21,369,993)	(13,103,030)	(9,012,331)
Increase in land held for resale	-	(1,154)	(157,741)
Amortization of tangible capital assets	-	6,774,852	6,523,484
Loss on sale of tangible capital assets	-	24,797	350,953
Proceeds on sale of tangible capital assets	-	920,284	491,452
Sewer capital recovery fees	-	(3,637,868)	(2,436,949)
Developer contributions of tangible capital assets	-	(12,230,536)	(8,978,502)
Change in proportionate share of West Shore Parks & Rec Society	-	149,190	(418,107)
	2,097,372	2,610,944	(1,882,728)
Consumption (acquisition) of prepaid expenses	-	290,250	(349,788)
Change in net financial assets (debt)	2,097,372	2,901,194	(2,232,516)
Net debt, beginning of year	(28,330,678)	(28,330,678)	(26,098,162)
Net debt, end of year	\$ (26,233,306)	\$ (25,429,484)	\$ (28,330,678)

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

CITY OF LANGFORD

Consolidated Statement of Cash Flows

December 31, 2015, with comparative information for 2014

	2015	2014
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 23,714,409	\$ 11,755,013
Items not involving cash:		
Amortization of tangible capital assets	6,774,852	6,523,484
Loss on sale of tangible capital assets	24,797	350,953
Developer contributions of tangible capital assets	(12,230,536)	(8,978,502)
Sewer capital recovery fees	(3,637,868)	(2,436,949)
Actuarial adjustment on debt	(111,733)	(138,443)
Change in proportionate share of West Shore Parks & Rec Society	149,190	(418,107)
Changes in non-cash operating assets and liabilities:		
Property taxes receivable	(916,693)	(609,664)
Accounts receivable	(2,551,468)	1,079,202
Other assets	(9,758)	(35,445)
Accounts payable and accrued liabilities	84,755	(1,141,654)
Prepaid property taxes and licences	(2,341)	132,748
Deferred revenue	(77,813)	1,002,270
Refundable deposits	(187,131)	1,135,327
Prepaid expenses	290,250	(349,788)
	11,312,912	7,870,445
Capital activities:		
Acquisition of tangible capital assets	(13,103,030)	(9,012,331)
Increase in land held for resale	(1,154)	(157,741)
Proceeds on sale of tangible capital assets	920,284	491,452
	(12,183,900)	(8,678,620)
Financing activities:		
Capital lease payments	-	(444,246)
Debt payments (West Shore Parks & Rec Society)	(37,202)	(46,035)
Debt payments	(3,528,847)	(3,426,806)
	(3,566,049)	(3,917,087)
Decrease in cash and cash equivalents	(4,437,037)	(4,725,262)
Cash and cash equivalents, beginning of year	20,997,712	25,722,974
Cash and cash equivalents, end of year	\$ 16,560,675	\$ 20,997,712
Supplemental cash flow information:		
Cash paid for interest	\$ 629,081	\$ 382,600
Cash received from interest	332,520	403,221

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

CITY OF LANGFORD

Notes to Consolidated Financial Statements

December 31, 2015, with comparative information for 2014

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

1. Significant accounting policies:

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

(a) Reporting entity:

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

(b) Basis of accounting:

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

(c) Revenue recognition:

Government transfers are recognized in the consolidated financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made, except when and to the extent the transfer gives rise to an obligation that meets the definition of a liability.

Property tax revenue is recognized on an accrual basis using approved tax rates and the anticipated assessment for the current year. Parcel tax revenues are recognized in the year that they are levied.

(d) Deferred revenue:

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

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

(e) Refundable deposits:

Receipts restricted by third parties are deferred and reported as refundable deposits under certain circumstances. Refundable deposits are returned when the third party meets their obligations or the deposits are recognized as revenue when qualifying expenditures are incurred.

(f) Investment income:

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

(g) Cash equivalents:

Cash equivalents include short-term, highly liquid investments that are cashable on demand or have a term to maturity of 90 days or less at acquisition.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

(h) Long-term debt:

Long-term debt is recorded net of related repayments and actuarial earnings.

(i) Non-financial assets

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

(i) Tangible capital assets

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

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

Tangible capital assets are written down when conditions indicate that they no longer contribute to the City's ability to provide goods and services, or when the value of future economic benefits associated with the asset are less than the book value of the asset.

(ii) Contributions of tangible capital assets

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

(iii) Works of art and cultural and historic assets

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

(iv) Leased tangible capital assets

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

(v) Inventory of supplies

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

(j) Employee benefits:

The City and its employees make contributions to the Municipal Pension Plan. These contributions are expensed as incurred. The costs of a multi-employer defined contribution pension plan, such as the Municipal Pension Plan, are the employer's contributions due to the plan in the period.

(k) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the period. Significant estimates include assumptions used in estimating historical cost and useful lives of tangible capital assets, estimating fair value of contributed tangible capital assets and in estimating provisions for accrued liabilities. Actual results could differ from these estimates.

(l) Certain comparative figures have been reclassified to conform with the financial statement presentation for the current year.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

2. Adoption of new accounting policy:

The City of Langford adopted Public Sector Accounting Board Standard *PS 3260 Liability for Contaminated Sites* effective January 1, 2015. Under PS 3260, contaminated sites are defined as the result of contamination being introduced in air, soil, water or sediment of a chemical, organic, or radioactive material or live organism that exceeds an environmental standard. This Standard relates to sites that are not in productive use and sites in productive use where an unexpected event resulted in contamination. The City adopted this standard on a retroactive basis and there were no adjustments as a result of the adoption of this standard.

3. Cash and cash equivalents:

	2015	2014
West Shore Parks and Recreation Society	\$ 1,569,819	\$ 1,528,689
Cash	6,160,233	2,469,023
Bank overdraft	(1,169,377)	-
Term deposits	10,000,000	17,000,000
	\$ 16,560,675	\$ 20,997,712

The City has an approved operating line of credit of \$7,500,000.

4. Deferred revenue:

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

	2015	2014
Development cost charges	\$ 9,288,738	\$ 9,579,792
Hotel room tax	663,938	483,856
Other	614,033	580,874
	\$ 10,566,709	\$ 10,644,522

Development cost charges:

	2015	2014
Opening balance of unspent funds	\$ 9,579,792	\$ 8,274,026
Add:		
Development cost charges received during the year	2,979,335	1,620,348
Interest earned	85,953	98,837
	12,645,080	9,993,211
Less amount spent on projects and recorded as revenue	(3,356,342)	(413,419)
	\$ 9,288,738	\$ 9,579,792

CITY OF LANGFORD

Notes to Consolidated Financial Statements

5. Debt:

(a) Short-term debt:

Short-term debt is comprised of an interim financing facility through the TD Bank due on demand which bears interest at the Bankers Acceptance Rate plus stamping fee of 75 basis points.

(b) Long-term debt:

Long-term debt consists of the following:

	2015	2014
Municipal Finance Authority ("MFA")	\$ 49,299	\$ 304,428
West Shore Parks & Rec Society five year fixed rate loan	-	37,202
TD Bank	6,443,733	7,837,184
	\$ 6,493,032	\$ 8,178,814

Long-term debt through the MFA is presented net of repayments and actuarial earnings, where the MFA invests the City's repayments so that the repayments, plus investment income, will equal the original outstanding debt amount at the end of the repayment period. Actuarial earnings on debt represent the allocation by the MFA of surplus investment income generated by the principal repayments. The gross value of debenture debt at December 31, 2015 is \$2,918,000 (2014 - \$4,643,000). The accumulation of principal repayments and actuarial earnings allocated to the City as of December 31, 2015 is \$2,868,702 (2014 - \$4,338,572).

Long-term debt from the TD Bank consists of five year floating rate term loans maturing from 2017 to 2021, with a current interest rate of 1.61%.

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

2016	\$ 2,399,100
2017	2,826,800
2018	2,081,800
2019	1,490,600
2020	1,521,500

6. Tangible capital assets:

(a) Assets under construction:

Assets under construction have a value of \$10,330,582 (2014 - \$3,908,536) and have not yet been amortized. Amortization of these assets will commence when the asset is put into service.

(b) Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed capital assets received during the year is \$12,230,536 (2014 - \$8,978,502) comprised of land \$7,271,605 (2014 - \$4,069,876), land improvements \$106,375 (2014 - \$20,172), buildings \$NIL (2014 - \$NIL), sewer and storm infrastructure \$2,113,823 (2014 - \$1,612,867) and roads infrastructure \$2,738,733 (2014 - \$3,275,587).

(c) Works of art and historical treasures:

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

(d) Write-down of tangible capital assets:

No tangible capital assets were written down in 2015 or 2014.

(e) West Shore Parks and Recreation Society:

The City's proportionate share of West Shore Parks and Recreation Society assets includes land, buildings, and equipment which are subject to amortization policies consistent with those of the City.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 6. Tangible Capital Assets (Continued)

		Land	Land Improvements	Buildings	Vehicles Machinery & Equipment	Sewer and Storm Infrastructure	Roads Infrastructure	Assets Under Construction	West Shore Parks & Recreation Society	2015	2014
Cost:											
Opening	\$	130,292,040	15,616,625	31,975,062	11,532,696	45,635,219	113,438,143	3,908,536	31,760,845	\$ 384,159,166	\$ 366,714,138
Additions		10,749,968	386,690	749,860	321,566	2,113,823	4,447,286	6,527,921	142,327	25,439,441	18,944,437
Disposals		(774,534)	-	-	(230,217)	-	(199,304)	(105,875)	(47,047)	(1,356,977)	(2,042,528)
Change in share		-	-	-	-	-	-	-	(198,379)	(198,379)	543,119
Balance, end of year		140,267,474	16,003,315	32,724,922	11,624,045	47,749,042	117,686,125	10,330,582	31,657,746	408,043,251	384,159,166
Accumulated Amortization:											
Opening		-	4,143,001	5,142,585	5,457,989	7,971,905	27,592,689	-	7,875,370	58,183,539	52,371,203
Disposals		-	-	-	(230,217)	-	(31,763)	-	(44,041)	(306,021)	(246,519)
Amortization		-	663,843	651,665	798,930	780,629	2,671,142	-	595,576	6,161,785	5,933,843
Change in share		-	-	-	-	-	-	-	(49,189)	(49,189)	125,012
Balance, end of year		-	4,806,844	5,794,250	6,026,702	8,752,534	30,232,068	-	8,377,716	63,990,114	58,183,539
Net book value, end of year	\$	140,267,474	11,196,471	26,930,672	5,597,343	38,996,508	87,454,057	10,330,582	23,280,030	\$ 344,053,137	\$ 325,975,627

CITY OF LANGFORD

Notes to Consolidated Financial Statements

7. Sewer franchise agreement:

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

WSES will recover its capital costs by imposition of a sewer capital recovery fee ("SCRF") on owners of property who wish to connect to the sewer. WSES will also bill and collect all user fees. Fees were frozen for five years ended in 2009. WSES will pay the City franchise fees that are estimated to total \$11 million over the 21 year term of the agreement.

The City records the costs of sewer infrastructure constructed by WSES \$905,271 (2014 - \$2,374,329) and corresponding remaining cost to be recovered. The remaining cost to be recovered is reduced as SCRF's are collected by WSES.

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

	Opening	Increase	Decrease	Increase	Closing
WSES sewer infrastructure					
Cost	\$ 36,737,685	1,298,597	(393,326)	1,298,597	\$ 37,642,956
Accumulated amortization	(4,839,332)	(613,067)	-	(613,067)	(5,452,399)
	31,898,353	685,530	(393,326)	685,530	32,190,557
Remaining cost to be recovered	(18,064,224)	(1,298,597)	4,031,194	(1,298,597)	(15,331,627)
	\$ 13,834,129	(613,067)	3,637,868	(613,067)	\$ 16,858,930

8. Accumulated surplus:

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

	2015	2014
Surplus:		
Invested in tangible capital assets	\$ 332,661,035	\$ 307,880,942
Invested in land held for resale	5,386,214	5,385,060
Other	(7,505,132)	(5,986,122)
Total surplus	330,542,117	307,279,880
Reserves set aside by Council:		
Future operational contingencies	276,105	247,900
Federal Gas Tax	827,870	1,462,826
West Shore Parks & Rec Society	858,300	930,894
Total reserves	1,962,275	2,641,620
Reserve funds set aside for specific purposes by Council:		
Capital works	1,531,820	1,360,237
Affordable housing	999,498	976,731
Parks and open space	2,143,353	1,756,988
Parkland improvement	2,875	52,608
General amenity	2,198,060	2,020,262
Equipment replacement	712,782	441,873
Sidewalk capital	98,998	85,261
Bear Mountain fire hall	1,109,377	973,101
Special police capital	178,325	176,819
Downtown parking	36,634	36,325
Total reserve funds	9,011,722	7,880,205
	\$ 341,516,114	\$ 317,801,705

CITY OF LANGFORD

Notes to Consolidated Financial Statements

9. Taxation:

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

	2015	2014
General	\$ 23,485,325	\$ 22,784,727
Parcel tax	1,629,410	-
Revenue in lieu of taxes	104,134	99,349
Collections for other governments	26,666,973	25,931,212
1% utility taxes	393,653	387,489
	52,279,495	49,202,777
Less taxes levied for other authorities:		
Capital Regional District - General Operating	4,831,876	4,108,539
Revenue in lieu of taxes	85,762	85,687
Capital Regional Hospital District	2,272,620	2,304,293
School Authorities	16,390,873	16,352,340
BC Assessment Authority	478,270	487,931
Municipal Finance Authority	1,526	1,497
BC Transit	2,606,046	2,590,925
	26,666,973	25,931,212
	\$ 25,612,522	\$ 23,271,565

10. Government transfers:

The City recognizes the transfer of government funding as revenue when received and all related eligibility criteria and stipulations have been satisfied.

	2015	2014
Operating transfers:		
Federal	\$ 10,017	\$ 11,796
Provincial	273,500	171,776
Other	632,697	438,617
	916,214	622,189
Federal	2,419,051	1,462,826
Provincial	1,378,333	616,938
Other	243,428	-
	4,040,812	2,079,764
Total Revenue	\$ 4,957,026	\$ 2,701,953

11. Municipal pension plan:

The City and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including investment of the assets and administration of benefits. The pension plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. The plan has about 185,000 active members and approximately 80,000 retired members. Active members include approximately 37,000 contributors from local government.

The most recent actuarial valuation as at December 31, 2012 indicated a \$1,370 million funding deficit for basic pension benefits. The next valuation will be as at December 31, 2015 with results available later in 2016.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The City paid \$629,637 (2014 - \$563,627) for employer contributions to the Plan in fiscal 2015.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

12. Commitments and contingencies:

(a) Contingent liabilities:

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

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

(b) Municipal Finance Authority contingent demand notes:

Under borrowing arrangements with the MFA, the City is required to lodge security by means of demand notes and interest-bearing cash deposits based on the amount of the borrowing. As a condition of these borrowings, a portion of the debenture proceeds is withheld by the MFA as a debt reserve fund. These deposits are included in the City's financial assets as other assets and are held by the MFA as security against the possibility of debt repayment default. If the debt is repaid without default, the deposits are refunded to the City. At December 31, 2015 there were contingent demand notes of \$23,459 which are not included in the financial statements of the City.

(c) Litigation liability:

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

(d) Commitments:

The City entered into a long-term contract with the Royal Canadian Mounted Police (RCMP) for the provision of police services effective October 1, 1994. Under the terms of this contract, the City is responsible for 90% of policing costs. The 2016 estimated cost of this contract is \$5,309,500.

On February 7, 2013, the City entered into a purchase of service agreement with the YMCA/YWCA of Greater Victoria to provide access for Langford residents to an aquatic facility to be built in Langford. The facility is expected to open later in 2016 at which time the City agrees to pay \$750,000 per year to be indexed by population every two years from the opening date to a maximum of \$950,000 per year for a period of 25 years.

13. Financial plan:

The financial plan data presented in these consolidated financial statements is based upon the 2015 operating and capital financial plans approved by Council on May 4, 2015. Amortization expense was not contemplated on development of the financial plan and, as such, has not been included. The chart below reconciles the approved financial plan to figures reported in these consolidated financial statements.

	Financial plan amount
Revenues:	
Operating	\$ 38,001,200
Capital	36,997,100
West Shore Parks & Rec Society	2,826,996
Less:	
Transfers from own funds	11,666,900
Proceeds on debt issue	8,721,700
Total revenue	57,436,696
Expenses:	
Operating	38,001,200
Capital	36,997,100
West Shore Parks & Rec Society	2,844,731
Less:	
Capital expenditures	36,997,100
Transfer to own funds	4,399,500
Debt principal payments	2,477,100
Total expenses	33,969,331
Annual surplus	\$ 23,467,365

CITY OF LANGFORD

Notes to Consolidated Financial Statements

14. West Shore Parks and Recreation Society:

(a) Capital asset transfer:

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

In 2002 the lands and facilities were transferred to the Municipalities in their proportionate share, as specified in the Co-Owners' Agreement. The lands and facilities were reallocated amongst the members on January 1, 2007 when the Town of View Royal became a member. Future improvements are allocated among the members as per the cost sharing formula in effect each year for each service or facility, as outlined in a Members' Agreement. For 2015, the City's share of improvements purchased by the Society on its behalf is \$NIL.

Because the cost sharing formula in the Members' Agreement produces different cost shares for the members from year-to-year, there is a gain or loss on the opening fund balances. In 2015, the City recorded a loss of \$149,190.

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

(b) Consolidation:

Financial results and budget for the Society are consolidated into the City's financial statements proportionately, based on the cost sharing formula outlined in the Members' Agreement. In 2015, the City's proportion for consolidation purposes was 49.96% (2014 - 50.27%).

Condensed financial information for the Society is as follows:

	2015	2014
Financial assets	\$ 3,414,023	\$ 3,316,805
Financial liabilities	2,422,204	2,106,272
Net financial assets	991,819	1,210,533
Non-financial assets	905,600	853,693
Accumulated surplus	\$ 1,897,419	\$ 2,064,226
Invested in tangible capital assets	\$ 892,651	\$ 842,168
Reserve funds	1,718,043	2,041,890
Other	(713,275)	(819,832)
	\$ 1,897,419	\$ 2,064,226
Revenues	\$ 6,433,559	\$ 5,862,973
Requisition from members	4,844,916	4,762,205
	11,278,475	10,625,178
Expenses	6,600,366	5,559,653
Requisition from members	4,844,916	4,762,205
	11,445,282	10,321,858
Annual surplus (deficit)	\$ (166,807)	\$ 303,320

CITY OF LANGFORD

Notes to Consolidated Financial Statements

15. Segmented information:

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

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

General Government Services

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

Protective Services

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

Engineering and Public Works

The Engineering Department is responsible for the transportation services within the City. This includes roads, storm drains, sidewalks, street lighting and trolley.

Community Services

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

Utility and Enterprise Services

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

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1. The following table provides additional financial information for the foregoing segments. Taxation and grants in lieu of taxes are apportioned to the functions based on their share of the net budgeted expenditures in the Financial Plan.

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 15 2015 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 4,607,800	\$ 8,408,600	\$ 5,898,700	\$ 6,697,422	\$ -	\$ 25,612,522
Utility charges	-	-	-	-	5,000	5,000
Government transfers	1,897,701	388,660	2,565,009	105,656	-	4,957,026
Commercial leasing	31,473	184,222	-	1,767,422	-	1,983,117
Other	1,841,692	50,403	56,860	3,300,298	3,637,868	8,887,121
Licences and permits	15,769	1,419,077	532,245	378,827	-	2,345,918
Developer and property owner contributions	749,700	-	10,959,026	1,740,000	2,113,823	15,562,549
Development cost charges	-	-	3,182,901	173,441	-	3,356,342
Casino	319,400	-	920,376	-	-	1,239,776
Total Revenue	9,463,535	10,450,962	24,115,117	14,163,066	5,756,691	63,949,371
Expenses:						
Salaries, wages and employee benefits	2,295,327	3,221,285	1,784,814	2,852,331	293	10,154,050
Contracted and general services	998,436	5,970,045	4,366,131	6,767,027	-	18,101,639
Materials, goods, supplies and utilities	520,146	557,368	512,022	1,017,265	-	2,606,801
Other	401,012	245,492	569,211	1,267,791	114,114	2,597,620
Amortization	307,584	390,300	3,344,465	2,119,436	613,067	6,774,852
Total Expenses	4,522,505	10,384,490	10,576,643	14,023,850	727,474	40,234,962
Annual surplus (deficit)	\$ 4,941,030	\$ 66,472	\$ 13,538,474	\$ 139,216	\$ 5,029,217	\$ 23,714,409

CITY OF LANGFORD

Notes to Consolidated Financial Statements

Note 15 2014 Segmented Information (Continued)

	General Government Services	Protective Services	Engineering and Public Works	Community Services	Utility and Enterprise Services	Total
Revenue:						
Taxation	\$ 4,214,000	\$ 7,882,465	\$ 4,048,600	\$ 6,272,600	\$ 853,900	\$ 23,271,565
Utility charges	-	-	-	-	5,000	5,000
Government transfers	1,804,520	297,386	588,251	11,796	-	2,701,953
Commercial leasing	28,269	196,093	-	2,298,905	-	2,523,267
Other	1,700,652	193,201	193,739	3,092,712	2,436,949	7,617,253
Licences and permits	116,475	953,045	463,017	418,575	-	1,951,112
Developer and property owner contributions	860,435	52,500	7,786,991	1,099,124	1,621,167	11,420,217
Development cost charges	-	-	150,340	263,079	-	413,419
Casino	329,984	-	839,256	-	-	1,169,240
Total Revenue	9,054,335	9,574,690	14,070,194	13,456,791	4,917,016	51,073,026
Expenses:						
Salaries, wages and employee benefits	2,198,419	3,047,179	1,729,887	2,339,759	1,644	9,316,888
Contracted and general services	814,312	5,844,431	4,265,355	7,031,141	-	17,955,239
Materials, goods, supplies and utilities	479,907	440,509	438,624	780,515	-	2,139,555
Other	357,644	411,218	1,103,271	1,370,997	139,717	3,382,847
Amortization	298,987	380,281	3,200,995	2,053,580	589,641	6,523,484
Total Expenses	4,149,269	10,123,618	10,738,132	13,575,992	731,002	39,318,013
Annual surplus (deficit)	\$ 4,905,066	\$ (548,928)	\$ 3,332,062	\$ (119,201)	\$ 4,186,014	\$ 11,755,013

Staff Report

to

Council

Date: May 2, 2016
Department: Engineering
Subject: West Shore Parkway Segment 1 Tender Award

Background

The purpose of this report is to inform Council of the West Shore Parkway Segment 1 tender results and receive approval to award the contract.

Commentary

The West Shore Parkway is being designed to connect the Trans-Canada Highway through the currently constructed West Shore Parkway to Highway 14/ Sooke Road; it is divided into nine (9) Segments that are designed and tendered separately from each other. Segment 1 of the West Shore Parkway is the signalized intersection with Highway 14/ Sooke Road, connecting to Segment 2 and the Glenshire Business Park. Although Highway 14/ Sooke Road is owned and maintained by the Provincial Ministry of Transportation and Infrastructure (MoTI), the design and construction of Segment 1 is being administered by City staff; the completed project will then be turned over to the MoTI once the project is complete and the traffic signal is commissioned.

A total of five (5) contractors submitted bids for this project; a summary of the bids is presented below. An analysis of the bids was completed by Tetra Tech WEI Inc. who is recommending that the contract be awarded to Windley Contracting Ltd. for an amount of \$1,353,288.00 plus GST.

	Tenderer	Total Tender Price	Notes
1	Windley Contracting Ltd.	\$1,353,288.00	
2	Don Mann Excavating	\$1,380,731.76	
3	Allterra Construction	\$1,516,977.20	
4	Dawson Construction Ltd.	\$1,521,016.00	
5	Ralmax Contracting Ltd.	\$1,885,908.90	

Not included in this tender is the electrical works which includes the installation and commissioning of the traffic signal and streetlights. A quote was supplied by the MoTI's electrical contractor, Raylec Power LP, for \$222,940.00 plus GST. This amount is comparable to previous signal installation projects and the cost estimate provided by Tetra Tech.

Financial Implications

The West Shore Parkway Segment 1 construction 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.

Options

That Council:

1. Award the contract for Segment 1 of the West Shore Parkway to Windley Contracting Ltd for a price of \$1,353,288.00 plus GST and fund this from the City's New Building Canada Infrastructure Grant;

AND

2. Award the electrical installation for Segment 1 of the West Shore Parkway to Raylec Power LP for a price of \$222,940.00 plus GST and fund this from the City's New Building Canada Infrastructure Grant;

OR

3. Not award the contract at this time.

Respectfully Submitted,

Submitted by:	David Lenton, ASCT, Segment 1 Project Manager
Concurrence:	Victor Chen, ASCT, Manager of Engineering Construction
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer as per Steve Ternent

:dl

Attachment: Tetra Tech verification document

April 15, 2016

CITY OF LANGFORD
2nd floor, 877 Goldstream Ave.
Langford, BC V9B 2X8

Attention: Michelle Mahovich, P.Geo., P.Eng., Director of Engineering

Re: 16653-2016 Westshore Parkway Segment 1 (Sooke Road Intersection) – Tender Review

Five tenders were received for this project, the results are as follows:

1. Windley Contracting Ltd. - \$1,353,288.00
2. Don Mann Excavating - \$1,380,731.76
3. Alterra Construction Ltd. - \$1,516,977.20
4. Dawson Construction Ltd. - \$1,521,016.00
5. Ralmax Contracting Ltd. - \$1,885,908.90

Attached is a summary of the unit rates bid. We found no errors or discrepancies in the extended amounts and sums submitted. The lowest bid was submitted by Windley Contracting Ltd.

The unit rates from all bidders are generally comparable, taking into consideration the total bid amounts which varied by 40% between the lowest and highest.

While the low bid is 16% higher than the estimate (without contingency), most of the difference is in the asphalt paving unit rates which seem unusually high, however they are comparable among all bids.

Based on the above, it will be conventional practice for the City of Langford to enter into a construction contract with the low bidder satisfying the tender's requirements (Windley Contracting), and therefore that is our recommendation.

We trust you will find this assessment satisfactory and will not hesitate to contact us if you have any questions.

Sincerely,



Andre Fillion, P.Eng.
Senior Civil Engineer



City of Langford

www.cityoflangford.ca

Staff Report to Council

Date: 02/05/2016
Department: Finance
Subject: Increases to Fees

Commentary

Through the budget process, Council gave direction to staff to increase fees that are charged for various services by an amount that matches the 2016 tax increase (2.9%). Rates for fees are regulated by bylaw and included on tonight's agenda are the following amending bylaws:

- Bylaw 1634 to amend the fees in Building Bylaw No. 1160
- Bylaw 1635 to amend the fees in Subdivision and Development Servicing Bylaw No.1000
- Bylaw 1636 to amend the fees in Fees and Charges Bylaw No. 113

Planning fees are regulated by a separate bylaw and proposed increases will be presented in a later report

Financial Implications

These fee increases are included in the 2016 budget.

Options

That Council:

1. Give three readings to Bylaws No. 1634, 1635 and 1636; **or**
2. Not proceed with fee increases

Respectfully Submitted,

Submitted by:	Steve Ternent, Director of Finance
Concurrence:	Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Jerry Worobec, Acting Building Dept. Manager
Concurrence:	Jim Bowden, Chief Administrative Officer
Concurrence:	Mike Leskiw, parks and Recreation Manager



APR 26 2016

Ref: 112526

Dear Mayor:

As you know, approximately 18 million overnight visitors vacation in British Columbia (BC) each year, contributing over \$14 billion in revenue annually to the provincial economy. Tourism touches every part of our province and has become one of BC's leading business sectors.

The BC visitor economy comprises more than 19,200 tourism-related businesses that employ more than 127,000 people. To celebrate Tourism Week and acknowledge the operators, employees, suppliers, destination marketing organizations and other stakeholders who contribute to the industry, we are inviting mayors from every community to become official tourism ambassadors for a day on Monday, May 30, 2016.

This initiative is part of a concerted effort to showcase local tourism products and experiences, and demonstrate that tourism matters to residents in communities across the province.

We encourage you to select a local visitor centre, major attraction, resort, gift shop, transit hub or another high-profile location to work alongside staff and volunteers to meet with and service visitors to your community for one hour that day. You may also want to consider a promotion for visitors and locals that includes prizes such as attraction tickets or giveaways such as pins, coffee or items that represent your region.

To engage local media as part of the initiative, the Tourism Industry Association of BC has developed a template with key messaging on the BC visitor economy. You will need to augment the release with information about your community's tourism services, attractions, amenities, development plans, key performance indicators and other news on the benefits your local visitor economy generates for citizens.

.../2

Page 2

We sincerely hope that you will be a part of this unique and exciting endeavour. Thank you for helping to build tourism into one of BC's leading and sustainable industries, and for supporting Tourism Week, May 29 to June 4, 2016.

Sincerely,

A handwritten signature in black ink that reads "Shirley Bond". The script is fluid and cursive, with the first name being more prominent.

Shirley Bond
Minister of Jobs, Tourism and Skills Training
and Minister Responsible for Labour

A handwritten signature in black ink that reads "Walt Judas". The script is cursive and somewhat compact.

Walt Judas
Chief Executive Officer
Tourism Industry Association of BC

Attachments



NATIONAL TOURISM WEEK – MAY 29 TO JUNE 4, 2016

Tourism – By the Numbers

- Globally, tourism accounts for 1 out of every 11 jobs and generates US\$1.5 trillion in exports.
- In Canada, tourism generated \$88.5 billion in economic activity and fostered 628,000 jobs in 2013.
- Tourism in BC contributed \$7.1 billion in GDP in 2014 to the provincial economy, a 4.5% increase over 2013. Tourism GDP grew more rapidly than that of the whole B.C. economy, which grew 2.8% in 2014.
- In 2014, the BC tourism industry generated \$14.6 billion in revenue, a 5.1% increase over 2013, and a 37.7% increase from 2004.
- In 2014, tourism contributed more to GDP than the forestry, agriculture and fish primary resource industries.
- In 2014, 127,500 people were employed in BC tourism-related businesses, a 2.2% increase over 2013 and an 18.4% increase since 2004. BC is home to over 19,000 tourism businesses.
- A total of 4.9 million international visitors came to B.C. in 2015 – 359,750 more people compared to 2014, up 7.9% over 2014.
- British Columbia experienced increases in visitation from all markets in 2015.

More provincial statistics on tourism industry performance can be found at:
www.destinationbc.ca/Research/Industry-Performance.aspx

Key Points

- Tourism is a key economic driver in BC
- Tourism is a growing industry - there has been an increase in visitors, in number of businesses and number of people employed in tourism.
- Tourism has the ability to connect different parts of a community, relying on the cooperation of local government, entrepreneurs, non-profit organizations and private citizens alike. Working together to offer a positive experience to visitors usually includes steps to beautify a community and often leads to increased community pride.
- Tourism and economic development go hand in hand. Tourism depends upon and grows the same essential ingredients that make our communities desirable. Things like quality of life and extended infrastructure. Tourism talks the same talk with economic development efforts to attract investment, stimulate jobs, draw new residents and showcase our region to others. Tourism links directly to sectors and industries such as agriculture, construction and transportation.
- Size/importance/economic value of tourism to <Community Name>.
- *#BCTourismMatters (please share this hashtag to help us build interest in our online conversations)*

Follow TIABC on social media ([Instagram](#), [Facebook](#), [LinkedIn](#) and [Twitter](#)) and share Tourism Week stories.

Visit the TIABC website – www.TIABC.ca - for more information on the tourism industry, our advocacy efforts and our communications.

The Tourism Industry Association of BC (TIABC) advocates for the interests of British Columbia's \$14 billion+ visitor economy. As a not-for-profit trade association, TIABC works collaboratively with its members – private sector tourism businesses, industry associations and destination marketing organizations – to ensure the best working environment for a competitive tourism industry.

Please see the following page for a sample News Release for your community to use to promote National Tourism Week.



April 26, 2016

Ms. Michelle Mahovlich
City of Langford
2nd Floor 877 Goldstream Ave.,
Langford, BC V9B 2X8

The City Engineer has advised the completion of the Willing Park Stormwater Detention Pond is \$90,000 UNDER budget.

Dear Ms. Mahovlich:

**Re: Flood Protection Program
Project #FPP 2013-1-007
Willing Park Stormwater Detention Pond Construction**

I am writing to confirm the City of Langford has fulfilled the contractual obligations undertaken with the Province of British Columbia as set out in the Transfer Under Agreement, JAGTUA15157071007, for the above project. As such, the project is deemed completed and the file has been closed.

As part of the agreement, all documents or records pertaining to the project are to be retained for audit purposes and be available for review upon reasonable notice.

We are pleased to have partnered with the City of Langford on this flood mitigation project to better protect your community.

Sincerely,

Mona Smith
Project Manager
Flood Protection Program
Emergency Management BC



TOWN OF VIEW ROYAL

45 View Royal Avenue, Victoria, BC, Canada V9B 1A6

Ph. 250-479-6800 • Fx. 250-727-9551 • E. info@viewroyal.ca • www.viewroyal.ca

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CITY OF LANGFORD	
☐ RECEIVE & FILE	☐ COUNCIL AGENDA
APR 27 2016	
☐	COMMITTEE
☐ DISTRIBUTE TO COUNCIL	

April 25, 2016

City of Langford
Attn: Mayor Stewart Young
2nd Flr - 877 Goldstream Avenue
Victoria, BC V9B 2X8

Dear Mayor Young,

Re: BC Lottery Corporation's interest in an Additional Casino in South Vancouver Island

I am writing in regard to BC Lottery Corporation's interest in adding an additional casino in the Southern Vancouver Island Region.

View Royal and the other West Shore communities do not believe there is a market for a second casino. We are concerned that adding a new gaming facility will result in the creation of two gaming facilities sharing a market that should - and is intended to be - captured by View Royal Casino. We believe any additional gambling revenue earned by the province from a new facility will be offset by a loss of provincial gambling revenue from View Royal Casino. We also believe municipal revenues from View Royal Casino - shared by seven local communities - will be negatively affected.

In September 2004, the BC Lottery Corporation (BCLC) took a very transparent approach to the Southern Vancouver Island Casino Market Assessment prepared by KPMG for BCLC. The final report at that time was shared with the Town of View Royal including an invitation for additional inquiries. As a result the Town of View Royal clearly understood the implications of recommendations included therein and contributed to a better outcome on behalf of the province, View Royal Casino and West Shore municipalities.

The Town of View Royal has requested that BCLC share the current Southern Vancouver Island Casino Market Assessment so that all communities may have a reasonable opportunity to review the details of the study and better understand BCLC's rationale for diluting the market in this way. To date BCLC has refused to make that analysis public.

A second casino would significantly reduce municipal revenues from View Royal Casino currently shared by View Royal, Langford, Colwood, Metchosin, Esquimalt, Sooke and Highlands.

During 2015, View Royal Casino revenues were shared as follows:

Town of View Royal	\$ 1,838,325
City of Langford	\$ 1,234,418
City of Colwood	\$ 317,008
Township of Esquimalt	\$ 318,187
District of Highlands	\$ 41,263
District of Metchosin	\$ 93,690
District of Sooke	\$ 242,275

Each municipality uses this casino revenue differently. It has been used in support of the Greater Victoria Public Library, the West Shore Juan De Fuca Recreation Center, Grants in Aid for non-profit groups and a host of capital projects.

Why am I opposed to a second casino?

- If a second casino is dropped, Great Canadian will then be in a position to proceed with its \$22 million expansion of View Royal Casino;
- The expansion will be completed by May 2017, generating construction and other jobs and local economic activity in 2016 and 2017;
- An expanded View Royal Casino will generate significantly more provincial and municipal revenues than it does now, and these will begin long before any revenues can be generated by a second facility;
- Residents in West Shore communities will not have to make up this loss of municipal revenues by other means;
- Dozens of jobs in the West Shore will be saved, and dozens more created;
- It will avoid having two mid-sized facilities in Greater Victoria, neither of which would be large enough to justify the non-gaming amenities demanded by the modern marketplace.

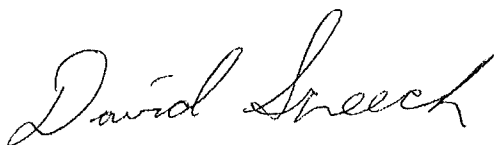
We are asking residents, local businesses and community groups in View Royal to make their views known to the provincial government. I have enclosed my own letter being circulated in View Royal and urge you to contact residents, business owners and community leaders in your municipality to ask them to do the same.

I am also asking that you write to the Premier as well as the Minister Responsible for BCLC, Mike de Jong, to express your opposition to BCLC's plans for a second casino in Greater Victoria:

- | | |
|---|--|
| • Hon. Christy Clark
Premier
West Annex, Parliament Buildings
Victoria, BC V8V 1X4
premier@gov.bc.ca | ▪ Hon. Mike de Jong
Minister Responsible for BCLC
Room 153, Parliament Buildings
Victoria, BC V8V 1X4
FIN.minister@gov.bc.ca |
|---|--|

I would be pleased to speak with you on any aspect of this issue and answer questions you may have. There is also more information about our concerns and BCLC's plans at www.viewroyal.ca.

Yours sincerely,



David Screech
Mayor

April 25, 2016

«Name»

«Address»

Victoria, BC «Postal_Code»

Dear Business Owner,

Re: BC Lottery Corporation's Interest in a Second Casino

In October 2015, BC Lottery Corporation (BCLC) asked communities in Greater Victoria if any were interested in hosting a casino. Five communities responded: Victoria, Saanich, Esquimalt, Esquimalt First Nation and Songhees First Nation. On April 14, 2016, BCLC invited the District of Saanich and the City of Victoria to participate in the second phase of their invitation by requesting proposed land sites for a gaming facility to accommodate 15,000 to 30,000 sq ft of gaming floor area.

View Royal Casino, owned by Great Canadian Gaming Corporation (Great Canadian), has been operating since 2001. Great Canadian had plans to expand/improve View Royal Casino with an investment of up to \$22 million. These plans had not generated any public opposition; they were strongly supported in our West Shore communities and they included several community amenities. Great Canadian's plans were put on hold because of BCLC's interest in building a second casino in the region.

BCLC commissioned a market analysis which it claims supports the case for a second casino. However, our experience in the gaming business in Greater Victoria for the past 15 years suggests there would be no net gain in provincial or municipal revenues.

A second casino would significantly reduce municipal revenues from View Royal Casino currently shared by View Royal, Langford, Colwood, Metchosin, Esquimalt, Sooke and Highlands.

During 2015, View Royal Casino revenues were shared as follows:

Town of View Royal	\$ 1,838,325
City of Langford	\$ 1,234,418
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Each municipality uses this casino revenue differently. It has been used in support of the Greater Victoria Public Library, the West Shore Juan De Fuca Recreation Center, Grants in Aid for non-profit groups and a host of capital projects.

Why am I opposed to a second casino?

- If a second casino is dropped, Great Canadian will then be in a position to proceed with its \$22 million expansion of View Royal Casino;
- The expansion will be completed by May 2017, generating construction and other jobs and local economic activity in 2016 and 2017;
- An expanded View Royal Casino will generate significantly more provincial and municipal revenues than it does now, and these will begin long before any revenues can be generated by a second facility;
- Residents in West Shore communities will not have to make up this loss of municipal revenues by other means;
- Dozens of jobs in the West Shore will be saved, and dozens more created;
- It will avoid having two mid-sized facilities in Greater Victoria, neither of which would be large enough to justify the non-gaming amenities demanded by the modern marketplace.

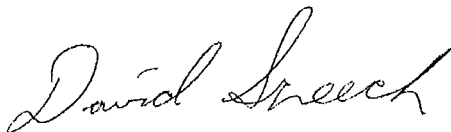
The Town of View Royal has requested that BCLC share its Southern Vancouver Island Casino Market Assessment so that all communities – including ours – may have a reasonable opportunity to review the details of the study and better understand BCLC's rationale for diluting the market in this way. To date BCLC has refused to make that analysis public.

I am asking that you write to the Premier as well as the Minister Responsible for BCLC, Mike de Jong, to express your opposition to BCLC's plans for a second casino in Greater Victoria:

▪ Hon. Christy Clark
Premier
West Annex, Parliament Buildings
Victoria, BC V8V 1X4
premier@gov.bc.ca

▪ Hon. Mike de Jong
Minister Responsible for BCLC
Room 153, Parliament Buildings
Victoria, BC V8V 1X4
FIN.minister@gov.bc.ca

Thank you for your consideration and assistance.



David Screech
Mayor

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CITY OF LANGFORD	
☐ RECEIVE & FILE	☐ COUNCIL AGENDA
APR 15 2016	
☐	COMMITTEE
☐ DISTRIBUTE TO COUNCIL	

April 14, 2016

Mayor Stewart Young
City of Langford
2nd Floor, 877 Goldstream Avenue
Langford, B.C.
V9B 2X8



Dear Mayor Young:

Given our recent discussions, I personally want to share new information with you about BCLC's potential plans for the Greater Victoria marketplace.

BCLC initiated an Expression of Interest (EOI) process in 2015 after identifying an opportunity in the Greater Victoria marketplace for an additional gaming facility. Five local governments responded, including the City of Victoria, District of Saanich, Esquimalt Nation, Songhees Nation and the Township of Esquimalt. The District of Oak Bay declined to participate.

The first phase of BCLC's EOI process consisted of reviewing and assessing each potential host local government's submission based on criteria related to community support, geographic, economic and demographic considerations. The rigorous review process was overseen by an independent third party to ensure fairness and consistent application of standards in the assessment of each response.

BCLC has now concluded the first phase of its EOI process and has determined that a second phase in the process is necessary to determine a potential host local government. We will not pursue a gaming facility with the Esquimalt Nation, Songhees Nation or the Township of Esquimalt at this time.

Although no decision has been made, BCLC has invited the City of Victoria and the District of Saanich to participate in a second phase of the EOI process.

Phase two of the EOI process will consist of BCLC requesting additional information from both municipalities related to policies, plans and zoning with respect to the proposed gaming facility.

Responses received in phase two will be reviewed and assessed as part of a process that is overseen by an independent third party. Upon completion of phase two, BCLC will make a final decision regarding its preferred host local government for a potential gaming facility.

74 West Seymour Street
Kamloops, BC V2C 1E2

T 250.828.5500
F 250.828.5631

2940 Virtual Way
Vancouver, BC V5M 0A6

T 604.215.0649
F 604.225.6424
bclc.com

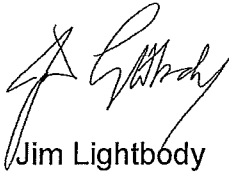
If you have any questions or require further information, please don't hesitate to reach out to me. Alternatively, you can also contact:

Greg Walker
Director of Public Affairs, BCLC
2940 Virtual Way
Vancouver, BC V5M 0A6
gwalker@bclc.com

Once a final decision to proceed with a municipality has been made, BCLC will advise you directly. Following that, BCLC will determine the service provider and begin the public consultation process as mandated by the Gaming Control Act.

I look forward to meeting with you again soon to keep you updated on this process, and discuss how BCLC will continue to support your community moving forward.

Sincerely,



Jim Lightbody
President & CEO
BCLC

CC Brad Desmarais, BCLC
Susan Dolinski, BCLC
Jerry Williamson, BCLC
Greg Walker, BCLC



Staff Report to Council

Date: May 2, 2016

Department: Planning

Application No.: Z15-0026

Subject: Bylaw No. 1608 - Omnibus #43 – Secondary Suites in the RS4 Zone

PURPOSE

Further to the staff report written for the Planning, Zoning and Affordable Housing Committee meeting of April 11th, 2016 outlining the proposed omnibus amendments to be included in Bylaw No 1608, the amendment regarding indoor recreation facilities and recreational facilities has been omitted from the bylaw for the time being, as this change is quite extensive and requires additional review. As such, this component will be brought forward for Council's consideration in a subsequent omnibus bylaw. Council may wish to proceed with the remaining changes as drafted in Bylaw No 1608.

OPTIONS

Option 1

That Council:

1. Consider giving First Reading to Bylaw No. 1608
-

OR Option 2

1. Take no action at this time with respect to Bylaw No. 1608
-

Respectfully Submitted,

Submitted by:	Grant Liebscher, Planner II
Concurrence:	Brent Molnar, Manager of Land Development
Concurrence:	Steve Ternent, Director of Finance
Concurrence:	Jim Bowden, Chief Administrative Officer

:gl

CITY OF LANGFORD BYLAW NO. 1608

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 adding the following definition to Part 1 – Interpretation:
 ““gasoline service stations” means a building or lot used for the retail sale of motor fuels and which may include accessory uses such as car wash and retail sales. This definition does not include facilities that are not open to the general public such as cardlock gasoline stations”
2. By adding the following as Section 3.05.01(8):
 “(8) Eaves and gutters may project into the accessory building setbacks specified in Section 3.05 by not more than 1m, provided that a minimum setback of 0.45m is maintained”
3. By deleting the phrase “such as taxi or limousine operation or courier service” from Section 3.09.01(3)(g);
4. By deleting sections 3.18.01 and replacing it with the following:

The following features may project into a required setback, as noted in Table 1:

“Table 1: Permitted Projections into Required Setbacks

Feature	Lot Size	Setback Required by Part 6 of this Bylaw	Type of Lot Line	Permitted Projection
Fireplaces, chimneys, eaves, gutters, bay windows, or ornamental features (such as cornices, pilasters, belts courses, sills)	All lots	3m or greater	All types	Setback for the projecting feature only may be reduced by not more than 1m
	All lots	Less than 3m	Interior Side Lot Line only	Setback for the projecting feature only may be reduced to 0.9m
				Setback for projecting eaves and gutters only may be reduced to 0.45m
Steps, sunlight control projections, canopies, balconies, decks, or porches	Greater than or equal to 380 m2	n/a	All types	Setback for the projecting feature only may be reduced by not more than 1m

	Less than 380 m ²	n/a	Front or Rear Lot Line only	Setback for the projecting feature only may be reduced by not more than 1m
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”

5. By deleting Sections 3.21.03(3), (4) and (5);
6. By inserting the following as Section 3.21.03(3):

“(3) Fences adjacent to a highway in all zones shall not exceed a height of 1.22m (4 ft) and must be constructed with a permeable style (i.e. wrought iron, picket or similar style)”
7. By inserting the following as Section 3.21.03(4):

“(4) The following regulations apply to fences on lots containing one-family, two-family or townhouse uses:

 - (a) Fences along interior side and rear lot lines (where not adjacent to a highway) shall not exceed a height of 1.83m (6 ft);
 - (b) Despite subsection 3.21.03(3), that portion of a fence along a highway that is a minimum of 1.83m (6ft) to the rear of the front building face may exceed 1.22m (4 ft) in height but shall not exceed a height of 1.83m (6 ft) and may be constructed with a solid style”
8. By inserting the following as Section 3.21.03(5):

“(5) Ornamental features such as arbours or gates are exempt from the maximum height requirements of this Section”
9. By inserting the phrase “on lots with areas greater than or equal to 400 m² (4,305 ft²)” immediately before “in accordance with” in Section 6.27A.01(5);
10. By inserting the following as Section 6.71.01(3) and renumbering subsequent subsections accordingly:

“(3) cardlock gasoline stations”
11. By inserting the phrase “accessory” immediately before “offices” in Section 6.80B.01(4);

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 444, (Omnibus No. 43 –Various Amendments to General Regulations), 2015".

READ A FIRST TIME this day of , 2016.

PUBLIC HEARING held this day of , 2016.

READ A SECOND TIME this day of , 2016.

READ A THIRD TIME this day of June, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER



Staff Report to Council

Date: 02/05/2016

Department: Planning

Application No.: Z15-0025

Subject: Bylaw Nos. 1614 and 1615 - Application to Rezone 772, 777, 778 and 784 Hockley Avenue from the R1 (One Family Residential) and C9A (Community Town Centre Pedestrian (A) zones to a new MU2 (Mixed-Use Residential Commercial zone

At their Regular Meeting of January 18th, 2016, Council passed the following resolution with respect to the properties at 772, 778, 784 and 777 Hockley Avenue:

1. *Direct staff to prepare a bylaw to amend the zoning designation of the properties located at 772, 778 and 784 Hockley Avenue from R1 (One-Family Dwelling) and C9A (Community Town Centre Pedestrian 9A) to a new MU2 (Mixed Use Residential Commercial 2) zone;*
2. *Direct staff to prepare a bylaw to amend the zoning designation of the property located at 777 Hockley Avenue from R1 (One-Family Residential) to MU2 (Mixed Use Residential Commercial 2) zone subject to the following terms and conditions:*
 - a. *That the following contributions are included in the bylaw as an amenity for increased density, to be payable at the time of building permit:*
 - i. *\$1,525 per unit towards the General Amenity Reserve Fund; and*
 - ii. *\$610 per unit towards the Affordable Housing Reserve Fund.*
(The applicant is eligible for a further 35 - 75% reduction in Amenity Fees for Section 1. a. i-ii) in accordance with Council Policy).
(Secured in Bylaw No. 1615)
 - b. *That the applicant provide the following items prior to First Reading:*
 - i. *A frontage design plan for the Hockley Avenue one-way concept, to the satisfaction of the Director of Engineering;*
 - ii. *An estimate of the cost of constructing Hockley Avenue frontage to the aforementioned one-way concept, as well as an estimate of the value of this work over and above the normal frontage improvements required by municipal bylaw;*
 - iii. *A summary of all land dedication and (if necessary) road closure required to construct the one-way concept for Hockley Avenue;*
 - iv. *A statement indicating whether the off-site works and services are expected to be off-set by cash amenity contributions per Council policy;*

-
- c. *That the applicant dedicate any required road from the subject property to the satisfaction of the Director of Engineering prior to bylaw adoption;*
 - d. *That the applicant register a Section 219 covenant, prior to bylaw adoption, that includes the following:*
 - i. *The owner will provide a traffic and public safety plan and construction parking plan, prior to any onsite works and/or clearing, to the satisfaction of the Director of Engineering;*
 - ii. *Frontage improvements, works and services shall be completed to the standards of Subdivision and Development Servicing Bylaw No. 1000 or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;*
 - iii. *The frontage design plan for the Hockley Avenue one-way shall be completed, at the applicant's expense, or secured in a Development Servicing Agreement with appropriate bonding, prior to the issuance of a Building Permit, to the satisfaction of the Director of Engineering;*
 - iv. *The owner will register on title a Section 219 covenant for stormwater maintenance prior to the request for Building Permit.*
 - a. *Authorize the Director of Planning to issue the setback variances in the Development Permit.*

COMMENTS

The applicant has provided an unrestricted letter of undertaking to register a Sec. 219 covenant against the title of the subject property that agrees to items 2 (b) i through iv in Council's resolution of January 18th, 2016.

As per Section 2 (c) it has been determined that road dedication is not required as part of the development. It may be required as part of the Hockley Avenue one way project which is secured in the Section 219 Covenant that it will be either be built or secured in a Development Servicing Agreement with bonding prior to issuance of a building permit.

Bylaw No. 1615 was signed by the Minister of Transportation on March 15th, 2016.

Now that all of Council's resolutions have been secured, Council may wish to consider adopting Bylaw Nos. 1615 and 1614 (which creates the new MU2 zone).

OPTIONS

That Council:

1. Adopt Bylaw Nos. 1615 and 1614;

OR

2. Take no action at this time with respect to Bylaw Nos. 1615 and 1614.

Respectfully Submitted,

Submitted by:	Grant Liebscher Planner II
Concurrence:	Matthew Baldwin, MCIP, RPP Director of Planning
Concurrence:	Jane Waters, Parks Department
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. 1614**

**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 adding as Section 6.56 the text set out in Schedule A;

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 448, (Creates MU2 (Mixed Use Residential Commercial Zone), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this 7th day of March, 2016.

READ A SECOND TIME this 7th day of March, 2016.

READ A THIRD TIME this 7th day of March, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A

Section 6.56 – Mixed-Use Residential Commercial Zone (MU2) Zone

The intent of the Mixed Use Residential Commercial zone is to provide a mix of residential and commercial uses to create a vibrant transition between the Core Downtown Commercial Area and other nearby uses.

6.56.01 Permitted Uses

- (1) The following uses and no others are permitted in the Mixed-Use Residential Commercial Zone (MU2) Zone:

- (a) accessory buildings and uses;
- (b) apartments;
- (c) civic uses;
- (d) community garden;
- (e) film production studios;
- (f) financial institutions, explicitly excluding drive-in and drive-thru financial institutions;
- (g) food catering facilities;
- (h) group day care in accordance with Section 3.26.02;
- (i) health clubs;
- (j) home occupation in accordance with Section 3.09;
- (k) hotels;
- (l) liquor store;
- (m) offices;
- (n) parks;
- (o) personal service establishments;
- (p) premises licensed pursuant to the *Liquor Control and Licencing Act*;
- (q) preschool;
- (r) private club and fraternal lodges;
- (s) public assembly and entertainment uses;
- (t) restaurants and cafes, explicitly excluding drive-in and drive-thru restaurants;
- (u) retail stores;
- (v) schools, and not in conjunction with any other residential use;

- (w) shopping centres;
- (x) temporary construction and real estate marketing offices;
- (y) theatres, excluding drive-ins;
- (z) universities;
- (aa) veterinary practices; and
- (bb) uses permitted by section 3.01 of this Bylaw.

6.56.02 Subdivision Lot Requirements

- (1) No lot having an area less than 695 m² (7 480 ft²) may be created by subdivision in the Mixed-Use Residential Commercial (MU2) Zone, except that lots abutting Goldstream Avenue, between Jacklin and Millstream Streets, must be no less than 4 000 m² (1 acre) in area.
- (2) No lot may be created having a lot width less than 15.2 m (50 ft).
- (3) No lot may be created having a lot depth less than 34 m (112 ft).

6.56.03 Regulations for use

- (1) All principal uses must be oriented to pedestrian needs and be located and designed as to avoid vehicular interference with pedestrian movement.
- (2) The storage and display of all goods and products must be completely enclosed within a building, except for outside seating and the display of goods for sale at retail.
- (3) Except for the ground floor, no floor may contain a mix of residential and non-residential uses.
- (4) All above-ground level dwelling units must be provided with a separate entrance at ground level.
- (5) All accessory buildings and uses must be located to the rear of the building accommodating the principal use. In no case may they exceed a height of 4 m (13 ft) or cover a total of more than 10% of the lot area.

6.56.04 Density of Development

- (1) Except as provided in subsections (2) and (3) below, the floor area ratio may not exceed 0.3, and in no case may it exceed 4.5.
- (2) The floor area ratio may exceed 0.3 and in no case may it exceed 4.5 if the owner provides 75% of the parking spaces required by this Bylaw in an underground or completely enclosed parking structure, in addition to meeting the requirements in subsection (3) below.
- (3) Notwithstanding section 6.56.04(1), on land whose legal description is set out in Table AD, the density of development may exceed a floor space ratio of 0.3 to a maximum floor area ratio of 4.5 if the owner of the land proposed to be developed:
 - (a) pays to the City the amount specified in Column 4 of Table 1 of Schedule AD, prior to the issuance of a building permit.

6.56.05 Lot Coverage

- (1) Lot coverage of all buildings and structures may not exceed 90%.
- (2) Where a rooftop garden or terrace is provided, the lot coverage of all buildings and structures may be increased to 100%.

6.56.06 Height and Size of Principal Use Buildings

- (1) No building or structure may have a height less than two storeys or exceed a height of ten storeys.
- (2) No buildings or structures within 30 m (98 ft) of Goldstream Avenue may exceed a height of six storeys.

6.56.07 Setbacks

- (1) No building or structure may be located:
 - (i) Within 1.2 m (4 ft) of any front lot line;
 - (ii) Within 6 m (20 ft) of any interior side lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan;
 - (iii) Within 1.2 m (4 ft) of an exterior side lot line; or
 - (iv) Within 7.5 m (25 ft) of any rear lot line where the interior side lot line adjoins an area designated Neighbourhood in the Official Community Plan.

6.56.08 Landscape Screening

- (1) In addition to the regulations contained in Section 3.21 of this Bylaw, the following regulations shall apply to landscape screening in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) A landscape and screening area not less than 1 m (3 ft) in width containing a decorative fence together with decorative planting of not less than 1.8 m (6 ft) in height will be provided along all lot lines separating the lot from any Residential or Multiple Residential Zone; and
 - (b) Notwithstanding Article (1)(a) above, the landscaping and screening area may be reduced to zero along interior side lot lines, where the interior side lot line adjoins a lot from any Mixed-Use Residential Commercial (MU2).

6.56.09 Parking

- (1) In addition to and despite the regulations contained in Part 4 of this Bylaw, the following regulations apply to parking and loading in the Mixed-Use Residential Commercial (MU2) Zone:
 - (a) Seventy-five percent (75%) of all required residential parking spaces shall be provided as underground parking or enclosed within the building envelope; and

- (b) Other than access to a parking structure, parking is only permitted on the ground level of any building provided that building area extends along the length of the front and exterior side yard setbacks and the parking is set behind these portions of the building.

6.56.10 General

- (a) The relevant regulations of Part 3 of this Bylaw shall apply.

CITY OF LANGFORD

BYLAW NO. 1615

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 **R1 (One Family Residential)** and **C9A (Community Town Centre Pedestrian A) Zones** and adding to the **MU2 (Mixed Use Residential Commercial) Zone** the properties legally described as LOT A SECTION 72 ESQUIMALT DISTRICT PLAN EPP51751, PID No. 029-580-749 (772 Hockley Ave); LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434, PID No. 005-832-110 (777 Hockley Ave); LOT 4 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP54965, PID No. 005-504-988 (778 Hockley Ave); LOT 3 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP31313, PID No. 002-621-134 (784 Hockley 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)
MU2	1615	LOT 4, SECTION 72, ESQUIMALT DISTRICT, PLAN 6434 (777 Hockley Ave); LOT A, SECTION 72, ESQUIMALT DISTRICT, PLAN EPP51751 (772 Hockley Ave); LOT 4 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP54965 (778 Hockley Ave); and LOT 3 SECTION 72 ESQUIMALT DISTRICT PLAN 9002 EXCEPT PART IN PLAN EPP31313 (784 Hockley Ave)	a) \$1,525 per unit towards the General Amenity Reserve Fund; and b) \$610 per unit towards the Affordable Housing Reserve Fund.	Yes

3. By deleting Section 6.53A Community Town Centre Pedestrian 9 (C9A) Zone and renumbering accordingly.

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 449, (772, 777, 778 & 784 Hockley Ave), 2016".

READ A FIRST TIME this 1st day of February, 2016.

PUBLIC HEARING held this 7th day of March, 2016.

READ A SECOND TIME this 7th day of March, 2016.

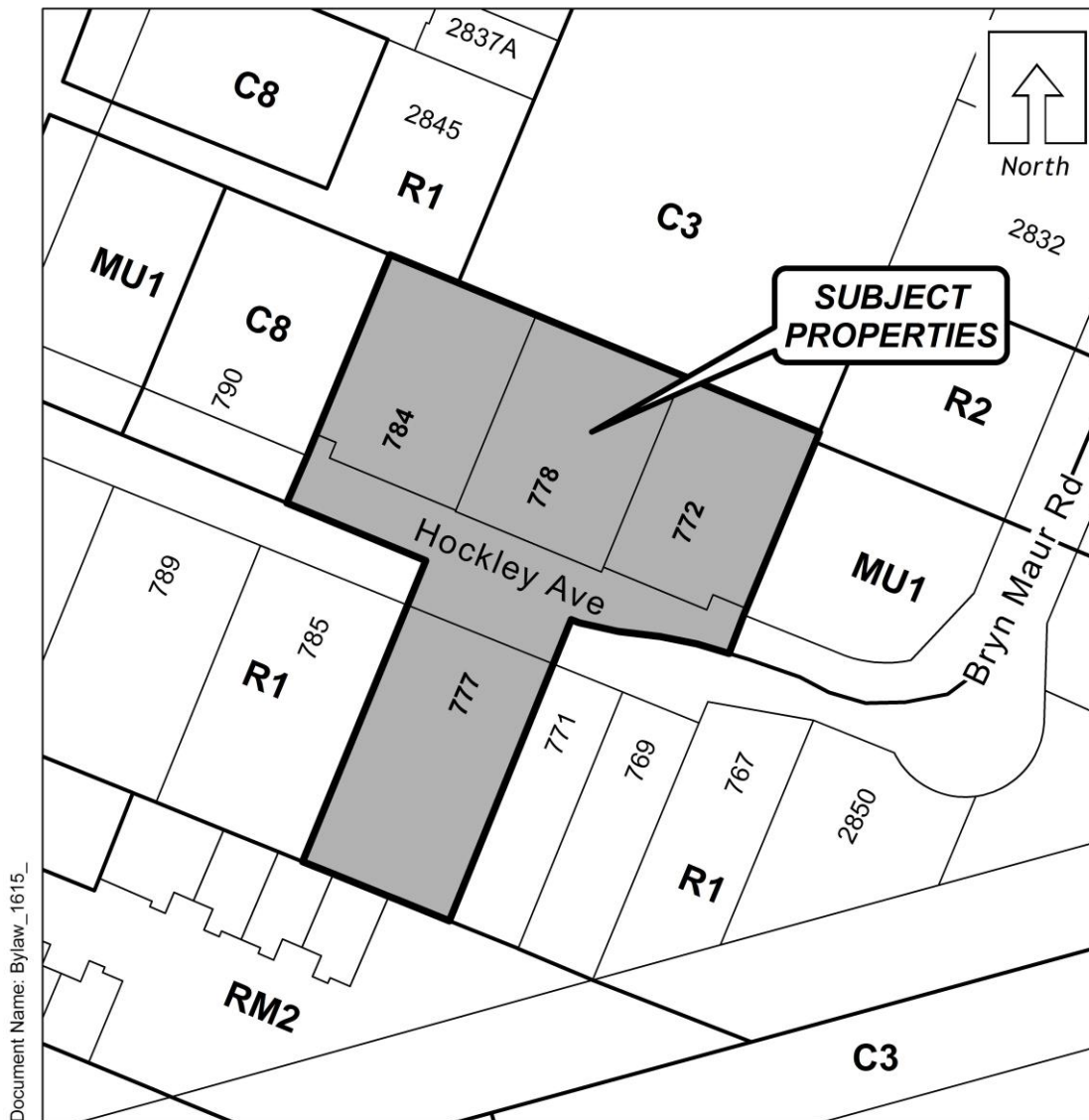
READ A THIRD TIME this 7th day of March, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this 15th day of March, 2016.

ADOPTED this day of , 2016.

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.

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 1/13/2016



Staff Report to Council

Date: May 2, 2016
Department: Planning
Application No.: Z15-0028
Subject: Bylaw No. 1620 - Application to amend the maximum density permitted in Area 6 of the CD6 (Comprehensive Development 6 – Bear Mountain) Zone for 1431 Grand Forest CI

At the Regular Meeting of the Planning, Zoning and Affordable Housing Committee on February 22nd, 2016, the Committee made the following recommendation with respect to this application:

That the Planning Zoning and Affordable Housing Committee recommend to Council:

That Council:

- 1. Direct staff to prepare a bylaw to amend the maximum number of one-family dwelling lots permitted in Area 6 of the CD6 Zone from 15 to 25; and*
- 2. Direct staff to amend the Section 219 Covenant such that no less than 40% of the original 2510 Echo Valley Dr subject property is preserved as natural open space as part of the Phase 2 subdivision process, and that the revised boundary of the open space preservation area be designated by a development permit amendment.*

CARRIED.

This application was subsequently put on hold for reconsideration and has not yet been reviewed by Council.

COMMENTS

The applicant has now modified his application slightly to remove the maximum density restriction altogether. As such, the maximum number of lots that could be created would be governed only by the site conditions, the preservation of at least 40% of the land within Area 6, access/servicing constraints, and the minimum lot size specified in the CD6 Zone. The applicant still intends to pursue a larger lot subdivision; however, the minimum lot size in the CD6 Zone is 370 m² in area, so lots of this size would be feasible, from a zoning perspective, under this proposal. Lot yield would increase substantially should the applicant opt to pursue smaller lots.

In exchange for this increase in density, the applicant has agreed to provide an additional amenity contribution of \$7,500 for every lot created in excess of the currently permitted 15, towards the General Amenity Reserve Fund for Taxation Stabilization.

Should Council support this proposal, they may wish to consider giving first reading to Bylaw No. 1620 at this time. Conversely, Council may wish to refer the application back to staff for further discussion, or take no action at this time.

A public hearing, in accordance with requirements of the *Local Government Act*, will be required if Council wishes to proceed further with Bylaw No. 1620.

OPTIONS

That Council:

1. Give first reading to Bylaw No. 1620;

OR

2. Refer Bylaw No. 1620 back to staff for further discussion;

OR

3. Take no action at this time with respect to Bylaw No. 1620.

Respectfully Submitted,

Submitted by:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning
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

:ls

**CITY OF LANGFORD
BYLAW NO. 1620**

**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 adding the following as Section 6.95.04(3)(a): "Despite subsection 6.95.04(3), there may be more than 15 dwelling units with that portion of the lands identified as Area "6" on the CD6 Zone Map attached as Schedule "O" if the owner of the land proposed to be developed pays to the City \$7,500 per lot created in excess of 15 towards the General Amenity Reserve Fund for Taxation Stabilization"

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 452, (1431 Grand Forest Cl), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

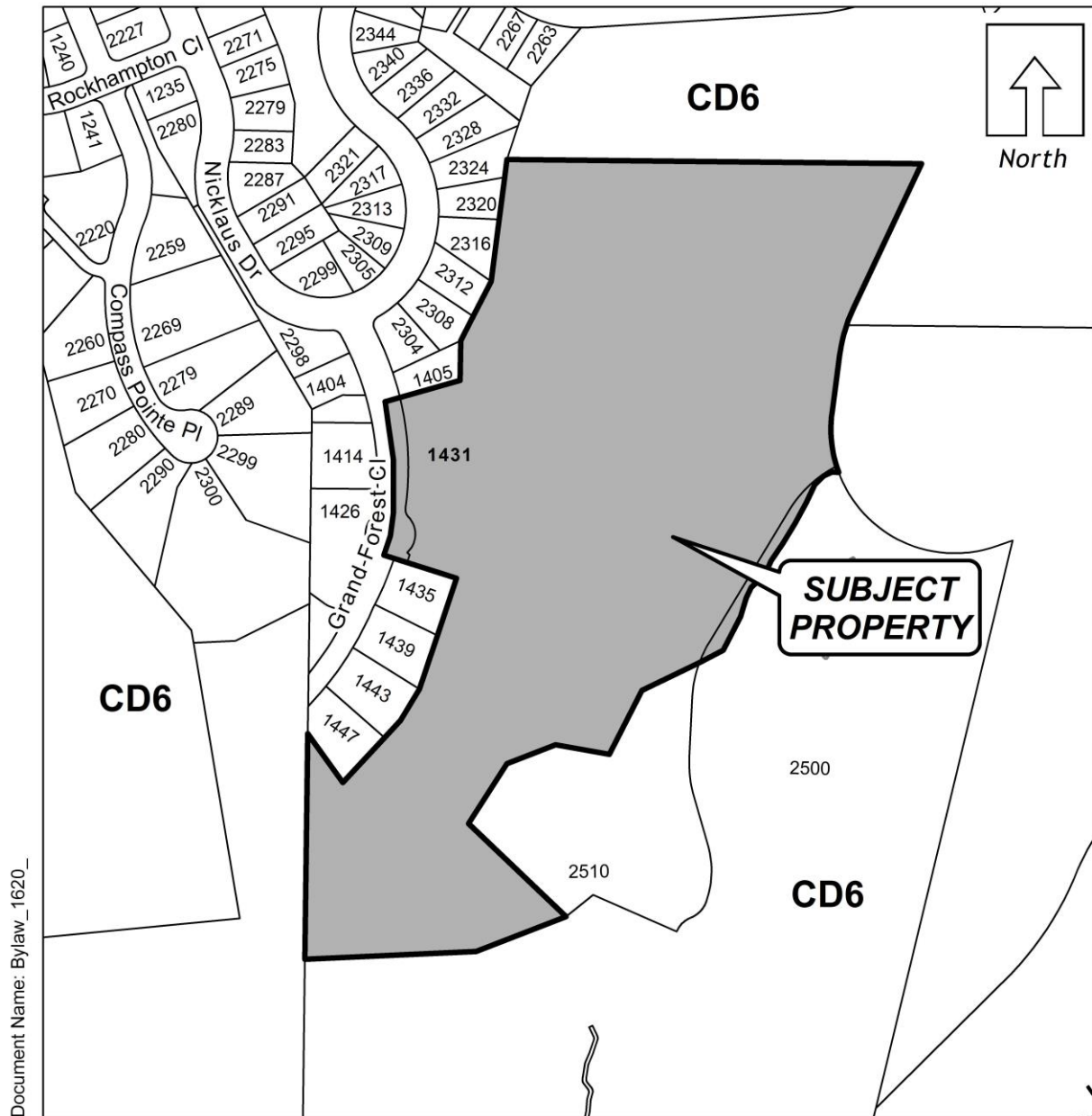
READ A SECOND TIME this day of, 2016.

READ A THIRD TIME this day of, 2016.

ADOPTED this day of , 2016.

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. 1620

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 2/11/2016

**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 18th day of April, 2016.

READ A SECOND TIME this 18th day of April, 2016.

READ A THIRD TIME this 18th day of April, 2016.

ADOPTED this day of , 2016.

MAYOR

(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>
REVENUES:					
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
EXPENDITURES:					
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
CHANGE IN NET FINANCIAL POSITION	(11,219,200)	217,900	2,017,100	3,171,300	4,007,500
OTHER REVENUES:					
Borrowing Proceeds	7,320,100	1,550,000	500,000	500,000	508,400
OTHER EXPENDITURES:					
Principal Payments on Debt	2,399,100	2,826,800	2,241,800	1,650,600	1,681,500
TOTAL REVENUES LESS EXPENDITURES	-\$ 6,298,200	-\$ 1,058,900	\$ 275,300	\$ 2,020,700	\$ 2,834,400
INTERNAL TRANSFERS:					
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)
TOTAL INTERNAL TRANSFERS	\$ 6,298,200	\$ 1,058,900	-\$ 275,300	-\$ 2,020,700	-\$ 2,834,400

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

..

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	Multiple
	(\$'000s)	%	(\$'000s)	%	(\$/1000)	(Rate/Res. Rate)
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 18th day of April, 2016.

READ A SECOND time on this 18th day of April, 2016.

READ A THIRD time on this 18th day of April, 2016.

ADOPTED this day of , .

MAYOR

(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 18th day of April, 2016

READ A SECOND TIME this 18th day of April, 2016

READ A THIRD TIME this 18th day of April, 2016

ADOPTED this day of , 2016

PRESIDING MEMBER

CORPORATE OFFICER

SCHEDULE A

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

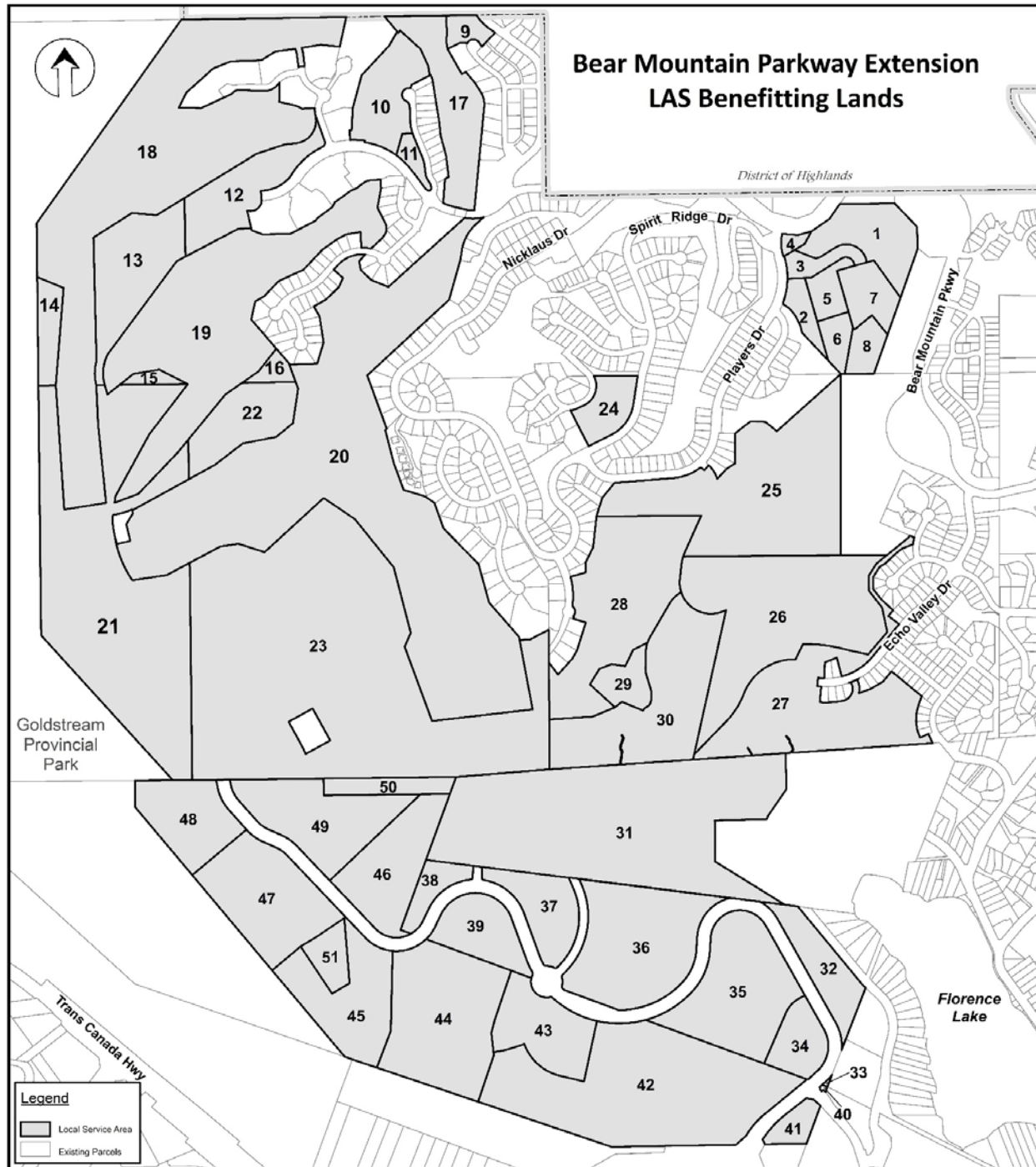
SCHEDULE A (Cont'd)

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

SCHEDULE A (Cont'd)

Area(s) on Map	Property Identifier (PID)	Legal Description
36	028-155-777	LOT 4, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674
37	028-155-769	LOT 3, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674
38	028-155-742	LOT 1, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674
39	028-155-751	LOT 2, SECTION 114, ESQUIMALT DISTRICT, PLAN VIP87674
40, 41	029-034-922	LOT 1, SECTION 115, ESQUIMALT DISTRICT, PLAN EPP22053
42	028-057-368	LOT 8, SECTION 115, ESQUIMALT DISTRICT, PLAN VIP87258 EXCEPT THAT PART IN PLAN VIP88001
43	028-057-350	LOT 7, SECTION 115, ESQUIMALT DISTRICT, PLAN VIP87258
44	028-057-341	LOT 6, SECTION 115, ESQUIMALT DISTRICT, PLAN VIP87258
45	028-057-333	LOT 5, SECTION 28, GOLDSTREAM DISTRICT AND SECTION 115, ESQUIMALT DISTRICT, PLAN VIP87258
46	028-057-309	LOT 2, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258
47	028-057-325	LOT 4, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258
48	028-057-317	LOT 3, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258
49	028-057-295	LOT 1, SECTION 28, GOLDSTREAM DISTRICT, PLAN VIP87258
50	024-550-493	LOT 5 SECTION 28 GOLDSTREAM DISTRICT PLAN VIP69106
51	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 3,655 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. 1632

A BYLAW TO AUTHORIZE THE EXPENDITURE OF FUNDS FROM THE DEVELOPMENT COST CHARGE RESERVE FUND.

WHEREAS Council of the City of Langford has established and accumulated development cost charge reserves for road, drainage, parkland acquisition and parkland improvements

AND WHEREAS the Council deems that it is expedient and desirable that the City of Langford perform road, park and drainage improvements;

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

1. The expenditure of up to \$1,478,000 from the Development Cost Charge Road Reserve Fund is hereby authorized for South West Quadrant Interchange Ramp; and
2. The expenditure of up to \$376,000 from the Development Cost Charge Drain Reserve Fund is hereby authorized for Willing Storm Drain; and
3. The expenditure of up to \$22,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Re-alignment of Leigh/Goldstream Intersection; and
4. The expenditure of up to \$578,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for Leigh Road Upgrade – Goldstream to Dunford; and
5. The expenditure of up to \$526,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for McCallum Road Connector; and
6. The expenditure of up to \$22,500 from the Development Cost Charge Roads Reserve Fund is hereby authorized for WestShore Parkway Extension; and
7. The expenditure of up to \$365,000 from the Development Cost Charge Roads Reserve Fund is hereby authorized for McCallum – Florence to Springboard Road; and
8. The expenditure of up to \$9,100 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for work on Langford lake Beach Improvements; and
9. The expenditure of up to \$45,000 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for work on Langford Hiking Trails; and
10. The expenditure of up to \$26,000 from the Development Cost Charge Parkland Reserve Fund is hereby authorized for Veterans Memorial Park Playground Improvements; and

11. The expenditure of up to \$95,000 from the Development Cost Charge Parkland Improvements Reserve Fund is hereby authorized for Green Initiatives; and

12. The expenditure of up to \$55,000 from the Development Cost Charge Storm Drainage Reserve Fund is hereby authorized for DCC bylaw update; and

13. This Bylaw may be cited as the “Development Cost Charge Reserve Expenditure Bylaw No. 1632, 2015”.

READ A FIRST TIME this 2nd day of May, 2016.

READ A SECOND TIME this 2nd day of May, 2016.

READ A THIRD TIME this 2nd day of May, 2016.

ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

**CITY OF LANGFORD
BYLAW NO. 1633**

**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 the from the **RR2 (Rural Residential 2)** Zone and adding to the **R2A (One- and Two-Family Residential A) Zone** the properties legally described as PARCEL A (DD 1606151) OF LOTS 5 AND 6, BLOCK D, SECTIONS 85 AND 88, METCHOSIN DISTRICT, PLAN 1139, EXCEPT PARTS IN PLANS 10158, 10380 AND 19997, PID No. 002-080-893 (1021 Englewood Ave); and LOT A, SECTION 88, METCHOSIN DISTRICT, PLAN 10380; PID No. 000-690-538 (1053 Englewood 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)
R2A	1633	PARCEL A (DD 1606151) OF LOTS 5 AND 6, BLOCK D, SECTIONS 85 AND 88, METCHOSIN DISTRICT, PLAN 1139, EXCEPT PARTS IN PLANS 10158, 10380 AND 19997 (1021 Englewood Ave); And LOT A, SECTION 88, METCHOSIN DISTRICT, PLAN 10380 (1053 Englewood Ave)	a) \$6,000 towards the General Amenity Reserve Fund b) \$1,000 towards the Affordable Housing Reserve Fund	No

B. This Bylaw may be cited for all purposes as "Langford Zoning Bylaw, Amendment No. 455, (1021 and 1053 Englewood Ave), 2016".

READ A FIRST TIME this day of, 2016.

PUBLIC HEARING held this day of, 2016.

READ A SECOND TIME this day of, 2016.

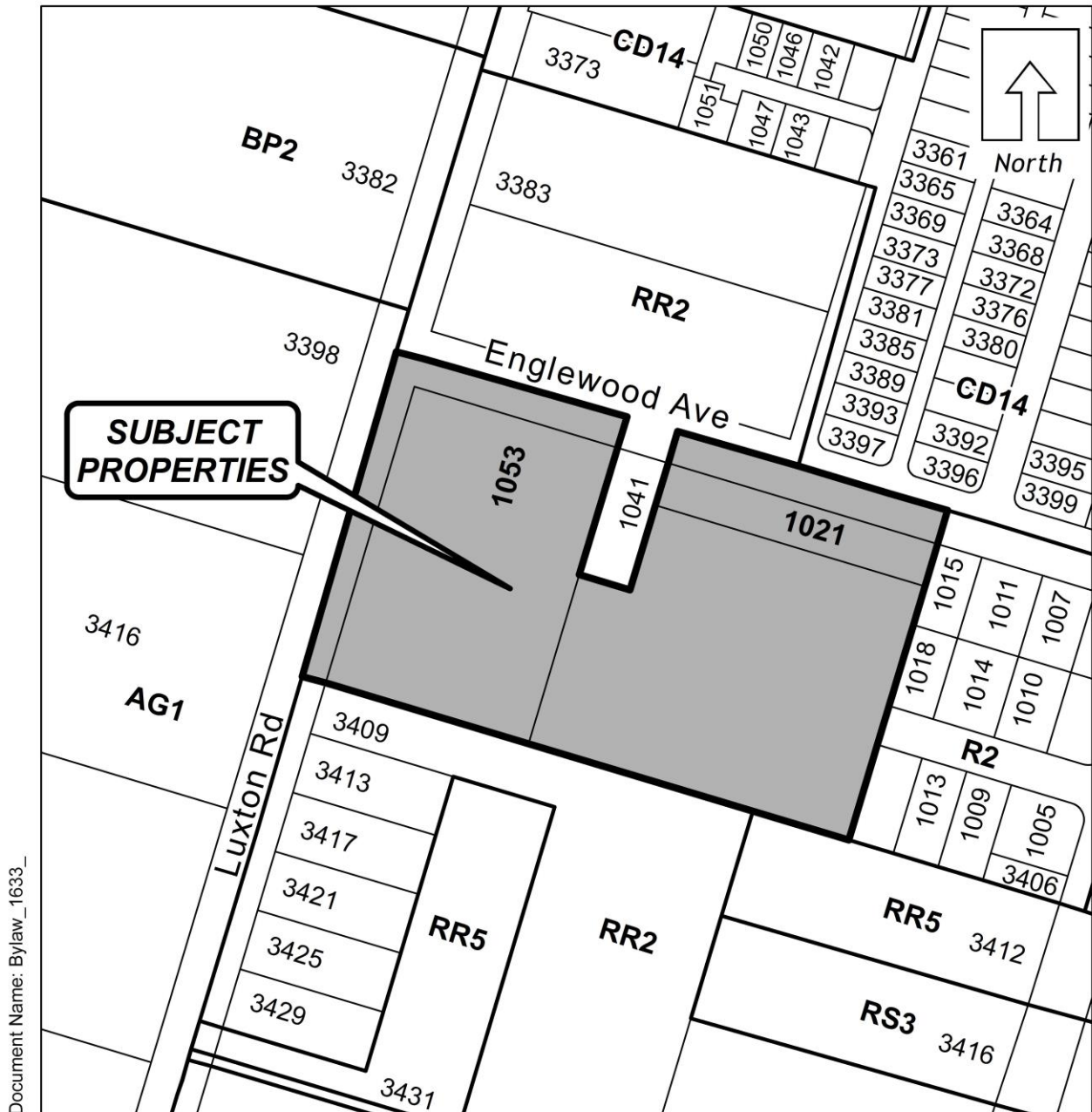
READ A THIRD TIME this day of, 2016.

APPROVED BY THE MINISTRY OF TRANSPORTATION this day of , 2016.

ADOPTED this day of , 2016.

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. 1633

MAYOR

ADOPTION: _____

CORPORATE OFFICER

Scale: N.T.S.

Last Revised: 4/26/2016

CITY OF LANGFORD

BYLAW NO. 1634

A BYLAW TO AMEND BYLAW NO. 1160, “LANGFORD BUILDING BYLAW NO.1160, 2008”

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

A. Bylaw No. 1160 cited as “Building Bylaw No. 1160, 2008” is amended as follows:

1. By replacing Appendix “A” to Bylaw No. 1160 and replacing it with Appendix “A” attached to this bylaw

B. This Bylaw may be cited for all purposes as “Langford Building Bylaw No.1160, Amendment No 8, 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.

FINALLY PASSED AND ADOPTED this day of , 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER

APPENDIX "A"

A. GENERAL

1. **Double Permit Fee** - if any work for which a permit is required under this bylaw shall commence before a permit has been obtained, the fee payable as determined in the above schedule shall be doubled.
2. **Refunds** - At any time before the work has commenced in respect to which a permit has been issued, the permit holder may apply for cancellation of the permit. Upon receipt of such application, the Chief Building Inspector, if satisfied that the work has not commenced, shall cancel the permit and shall refund to the permit holder 50% of the fee paid in respect of the permit, but not less than the application fee.
3. **Re-inspection Fees** - Where any inspection carried out pursuant to this bylaw discloses faulty work and a subsequent inspection is made necessary, the fee for such subsequent inspection shall be \$51.50. Where a permit holder fails to have the work to be inspected accessible and ready at the time the inspection is called for, the Chief Building Inspector may charge an additional fee of \$51.50 for each subsequent call for inspection made necessary. Re-inspection fees must be paid prior to the re-inspection.
4. **Reduction of Fee Where a Certified Registered Professional Reviews** - Where a registered professional engineer or architect reviews and certifies an application for a building permit as being in compliance with this bylaw and the Building Code, and where the City of Langford relies upon that certification in issuing a building permit, the building permit fee shall be reduced by 5%.
5. **Reduction of Fee for Specified Buildings** - When a proposed new building has not less than four above-ground stories, is located on land within the Downtown Pedestrian Commercial Development Permit Area as shown on Map 21 of the City of Langford Official Community Plan, and is directly adjacent to a BC Transit bus route, public sidewalk, or bike lane, fees shall be reduced as follows:
 - (a) 35% reduction for multi-family residential buildings,
 - (b) 50% reduction for mixed commercial/multi-family residential buildings, or
 - (c) 75% reduction for Federal or Provincial office buildings and for Rental Housing, Affordable Housing, Non-market Housing, or Senior's Housing secured by covenant.

B. SCALE OF FEES - BUILDING PERMITS

1. The charge for permits issued in accordance with this Bylaw, shall be based on the value of construction as determined by the Chief Building Inspector and the fee shall be calculated in accordance with the following scale:
 - (a) For permits \$1,000.00 or less in value: \$51.50
 - (b) For permits in excess of \$1,000.00, the fees shall be \$51.50 for the first thousand, plus \$10.30 per thousand or part for the next \$99,000.00, plus \$8.25 per thousand, or part thereof, for the next \$900,000, plus \$4.15 per thousand, or part thereof, for the next \$14,000,000, plus \$2.10 per thousand or part thereof for all values in excess of \$15,000,000
 - (c) For extension of permit: \$51.50
 - (d) Application Fee, non-refundable, included in Building Permit Fee, paid at the time of building permit application.
 - (1) For permits with a construction value of \$200,000 or less: \$100.00
 - (2) For permits with a construction value more than \$200,000: \$1,000.00
 - (e) Revision fees
 - (1) For permits with a construction value of \$500,000 or less: \$50.00
 - (2) For permits with a construction value of more than \$500,000: \$100.00
2. The value of construction shall be the greater of:
 - (a) the contract price including taxes and a reasonable allowance for extras, or
 - (b) the estimated value as determined by the Chief Building Inspector in accordance with the Marshall & Swift, "Marshall Valuation Service" or "Residential Cost Handbook".
3. The fee for a permit to wreck, demolish or remove a building from a lot shall be: \$51.50 plus deposits and fees as required.
4. The fee for a permit to move a building on to a site shall be based on the value of the building and the value of work required on site. The minimum permit fee shall be \$103.00.

C. SCALE OF FEES - PLUMBING PERMITS

1. Plumbing Fixtures:

(a)	For each fixture	\$15.50
(b)	For any alteration or replacement not involving installation of a fixture	\$25.75
(c)	For each internal roof leader	\$10.30
(d)	Hydronic Heating System	\$51.50

2. Sewer Connections

(a)	House storm drain	\$25.75
(b)	House sanitary sewer	\$25.75
(c)	House sanitary sewer and removal or de-commission of septic tank	\$51.50
(d)	For private storm drains or sanitary sewers larger than 100 mm (4 in) or longer than 76 m (250 ft) per 30.5 m (100 ft)	\$25.75
(e)	Manholes, catch-basins or interceptors	\$51.50
(f)	Pumping stations	\$51.50

3. Fire Protection Equipment

(a)	Sprinkler system 1 to 8 sprinkler heads	\$30.90
(b)	Each additional 20 sprinkler heads	\$20.60
(c)	Standpipe hose outlets	\$20.60
(d)	Fire Hydrants	\$20.60

4.	Hot water storage tank	\$15.50
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5.	Residential irrigation system	\$30.90
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6.	Commercial irrigation system	\$103.00
7.	Floor drain for hot water tank	\$15.50
8.	Water and drain connections for a swimming pool (each)	\$15.50
9.	Minimum plumbing permit fee	\$15.50
10.	Water service connection to property line	\$25.75

D. SCALE OF FEES - CHIMNEY, FIREPLACE AND SOLID FUEL BURNING APPLIANCE PERMITS AND OIL BURNING EQUIPMENT

1.	Chimney	\$25.75
2.	Fireplace Including Chimney	\$41.25
3.	Unused Solid fuel burning stove, range, furnace, boiler, or space heating appliance (existing chimney)	\$25.75
4.	Unused Solid fuel burning stove, range, furnace, boiler or space heating appliance (new Chimney)	\$41.25
5.	Installation or replacement of a residential oil burning furnace	\$25.75
6.	Removal and/or replacement of a residential oil supply tank	\$25.00
7.	Installation or replacement hydronic heating boiler	\$25.75

**CITY OF LANGFORD
BYLAW NO. 1635**

A BYLAW TO AMEND THE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW

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

1. City of Langford Subdivision and Development Servicing Bylaw No. 1000 is amended as follows:
 - i) By replacing Table 1 – 1 “Applications and Fees” in Schedule 1 Procedures and Fees with the table on the following page:
2. This Bylaw may be cited as “Subdivision and Development Servicing Bylaw, Amendment No. 14 (Fee Schedule), Bylaw No. 1635”.

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.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Table 1 – 1

**Bylaw No. 1000, 2009
Applications and Fees**

Section Number	Application Type	Admin Fee	Unit Fee
1.1.1	Application for the Approving Officer's Statement of Conditions (Residential Lots)	\$260	Plus, per new lot created: • \$52 for <550m² lots (any zone) • \$52 for >550m² and <835m² lots in an R2 zone • \$52 all other residential
1.1.1	Application for the Approving Officer's Statement of Conditions (Commercial or Industrial)	\$515	Plus, per new lot created: • \$515 for Commercial or Industrial
1.3.1	Boundary Adjustment	\$775	Plus \$260 per each additional lot line to be adjusted
1.4.1	Revised application for a Statement of Conditions (when applied for within one year of original application)	\$775	
1.5.1	Extension of a Statement of Conditions (valid for 6 months)	\$260	
1.5.1	Signature Expiration (or re-signature)	\$105	
1.6	Approval of a Phased Strata Plan ; or amendment of Phased Strata Plan (due upon Form P submission)		\$515 per phase
1.7.1	Strata-Title Conversion Residential Compliant	\$775	
1.7.1	Strata-Title Conversion Residential Non-Compliant	\$2060	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Compliant	\$1545	
1.7.1	Strata-Title Conversion Commercial/Multi Family/ Industrial Non-Compliant	\$3090	
	Council Consideration	\$130	For Council to consider an application that proposes a lot width where the frontage for a lot is less than 10% of the lot perimeter
1.8.1	Application for Pre-Design Meeting	\$515	Plus, per new lot created: • \$210 for <550m² lots (any zone) • \$310 for >550m² and <835m² lots in an R2 zone • \$515 all other residential • \$515 Commercial or Industrial
1.9.1	Application to Construct – On Site (Construction Administration Fee)	\$725	Plus 2.5% of engineers estimate of cost of works and services up to \$200 000 and 1% of the remainder
	Application to Construct – Off Site (in existing road ROW) (Construction Administration Fee)		In accordance with Highway Use Bylaw (Bylaw No. 33) To include all utilities except Hydro
1.11.2	Application for Final Approval of a Subdivision	\$260	Plus, per new lot created: • \$155 for <550m² lots (any zone) • \$210 for >550m² and <835m² lots in an R2 zone • \$415 all other residential • \$515 Commercial or Industrial • DCC Payment Due (Residential ONLY)

**CITY OF LANGFORD
BYLAW NO. 1636**

**A BYLAW TO AMEND DISTRICT OF LANGFORD
FEES AND CHARGES BYLAW NO. 113, 1995**

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

1. District of Langford Fees and Charges Bylaw No. 113, 1995 is amended as follows:
 - a) By replacing existing Schedules “A” through “G” inclusive to Bylaw No. 113 with Schedules “A” through “G” which are attached to and form part of this Bylaw;
2. This Bylaw may be cited for all purposes as “City of Langford Fees and Charges, Amendment No. 10, Bylaw No. 1636, 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.

MAYOR

(Certified Correct)
CORPORATE OFFICER

Schedule A - Administration	
Item	Fee
Photocopies (for materials not provided under the Freedom of Information and Protection of Privacy Bylaw of the Municipality) - Single-sided - Double-sided	\$0.30 per page \$0.60 per page
Minutes – Council or Committee	\$5.25 per set
Minute Packages – One-Year Subscription	\$125 per year/per package
Copy of Electors - Printed - Electronic media	\$25 per copy At cost
Copy of Council Agenda (Including all back-up material)	\$25 per copy (\$415 for one year supply (no charge for media))
Copies of Special Reports/Studies	At cost
Municipal Bylaws (other than those cited in other Schedules) - Single-sided - Double-sided	\$0.30 per page \$0.60 per page
Staff Time to Obtain and Photocopy Documents	\$10.00 per ¼ hour after first 3 hours
City of Langford Pins - First pin free of charge to Langford residents and business community - Groups active in the City may be given 20 free pins per year for distribution at special functions, each additional pin after 20 pay full price	At cost

Schedule B – Finance																					
Item	Fee																				
Certificate of Taxes and Charges Outstanding (to other than a registered property owner)	\$26 per certificate – available electronically \$46 per certificate – prepared by City of Langford																				
Tax Demand Notice (to other than a registered owner)	\$16 per notice																				
Annual Gross Tax Information List	\$310 per copy																				
Accounts Outstanding Beyond 30 Days	Interest charge of 1.5% per month, compounded to an annual rate of 19.56%																				
Returned Cheque Service Charge	\$26 per cheque																				
Statement of Financial Information (Printed)	\$16 per copy																				
Five-Year Financial Plan (Printed)	\$16 per copy																				
Mortgage Company Tax List	\$6 per folio																				
Police Information Check	<table> <tr> <td>Volunteer</td><td>\$ 0.00</td></tr> <tr> <td>Adoption*</td><td>\$70.00</td></tr> <tr> <td>Homestay*</td><td>\$70.00</td></tr> <tr> <td>Practicum*</td><td>\$35.00</td></tr> <tr> <td>Employment*</td><td>\$70.00</td></tr> <tr> <td>Police Certificate</td><td>\$70.00</td></tr> <tr> <td>Record Suspension</td><td></td></tr> <tr> <td>– Local Police Records Check</td><td>\$70.00</td></tr> <tr> <td>*Vulnerable Sector Fingerprinting</td><td></td></tr> <tr> <td>Additional fee</td><td>\$25.00</td></tr> </table>	Volunteer	\$ 0.00	Adoption*	\$70.00	Homestay*	\$70.00	Practicum*	\$35.00	Employment*	\$70.00	Police Certificate	\$70.00	Record Suspension		– Local Police Records Check	\$70.00	*Vulnerable Sector Fingerprinting		Additional fee	\$25.00
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Fingerprints	<table> <tr> <td>Volunteer</td><td>\$ 0.00</td></tr> <tr> <td>Manual</td><td>\$70.00</td></tr> <tr> <td>Electronic</td><td>\$70.00</td></tr> <tr> <td>Each additional set</td><td>\$25.00</td></tr> </table>	Volunteer	\$ 0.00	Manual	\$70.00	Electronic	\$70.00	Each additional set	\$25.00												
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Criminal Records Review Program	<table> <tr> <td>Electronic Fingerprints</td><td></td></tr> <tr> <td>-Volunteer and Employment</td><td>\$70.00</td></tr> <tr> <td>Each additional set</td><td>\$25.00</td></tr> </table>	Electronic Fingerprints		-Volunteer and Employment	\$70.00	Each additional set	\$25.00														
Electronic Fingerprints																					
-Volunteer and Employment	\$70.00																				
Each additional set	\$25.00																				

Schedule C – Planning		
Item		Fee
Comfort Letter	Request for Written Response to Zoning Enquiries (Price is Per Property) *Hourly charges apply when extensive research is involved **To be included if file is in off-site storage and must be returned for photocopying	Partial - \$52 Full - \$104 Plus \$0.26/page Plus \$105/hour* Plus \$25/box**
Exemption Letter	Request for Written Letter With Exemption	\$26
Bylaws	Official Community Plan Bylaw Sign Bylaw Zoning Bylaw	\$6 per electronic media
Reports	Community Profile Wildfire Interface Plan	\$6 per electronic media

Schedule D – Engineering	
Item	Fee
Engineering Drawings	\$6 per 11x17 sheet
Subdivision Bylaw	\$6 per electronic media
Traffic Master Plan	\$6 per electronic media

Schedule E – Building	
Item	Fee
Building Bylaw	\$11
Archive Research	\$105/hour

Schedule F – Mapping	
Standard Products	Format
Cadastral Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Address Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Street Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Floodplain Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Official Community Plan Map	Hard Copy – Poster Size Hard Copy – 11x17 Electronic – Adobe Format
Topographic or Contour Map	Hard Copy – Poster Size
Zoning Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Development Permit Area Map Series	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Parks and Trails Map	Hard Copy – Poster Size Hard Copy – Booklet Electronic – Adobe Format
Fees	
Type	Cost
Poster - regular Poster - custom	\$30 each \$40 each
Booklets	\$40 each
Hard copy 11x17 or smaller	\$6 each
Electronic Adobe Format	No charge
Aerial photos added to 11x17 or smaller	Additional \$6

Schedule G – Parks	
Item	Fee
Bicycle Plan	\$11
Parks Master Plan	\$26
Trail Master Plan	\$16

**CITY OF LANGFORD
BYLAW NO. 1637**

A BYLAW TO AMEND THE SEWER UTILITY BYLAW

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

1. City of Langford Sewer Utility Bylaw No. 1600 is amended as follows:

- i) By adding the following as Section 4:

4. the owner of every parcel abutting Florence Lake, Glen Lake and Langford Lake and abutting a highway or statutory right of way in which a sanitary sewer main is installed must, within one year of either receiving the letter of completion of construction of the sewer main or the final adoption of this bylaw whichever occurs later, connect any building or structure on the parcel from which sanitary sewage is generated to the sewer main by means of a private service pipe and a sewer service pipe, in the manner prescribed by this bylaw.

- ii) By renumbering accordingly the existing section 4, all subsequent sections and all references in the bylaw to those sections

2. This Bylaw may be cited as “Sewer Utility Bylaw, Amendment No. 1, Bylaw No. 1637”.

READ A FIRST TIME this day of May, 2016.

READ A SECOND TIME this day of May, 2016.

READ A THIRD TIME this day of May, 2016.

ADOPTED this day of April, 2016.

MAYOR

(Certified Correct)
CORPORATE OFFICER